1842

[redacted] [redacted] [redacted]

THIS INSTRUMENT PREPARED BY:

NAME William J. Wynn, Attorney at Law
2027 Second Avenue North
ADDRESS Birmingham, Alabama 35203

Send Tax Notice To:
Jay W. and Jan W. Waid
2105 Highway 58
Helena, Alabama 35080

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

SIXTY-THREE THOUSAND SIX HUNDRED AND NO/100----------DOLLARS

to the undersigned grantor, BRANTLEY HOMES, INC.,
a corporation, in hand paid by JAY W. WAID AND WIFE, JAN W. WAID,
the receipt whereof is acknowledged, the said BRANTLEY HOMES, INC.,

does by these presents, grant, bargain, sell, and convey unto the said
JAY W. WAID AND WIFE, JAN W. WAID,
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 1, according to the Resurvey of Candlewood, recorded in Map Book 8, Page 104, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:
1. Ad valorem taxes due and payable October 1, 1985.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 234, page 421, Deed Book 228, page 178; and Deed Book 130, page 170, in the Probate Office of Shelby County, Alabama.
3. 35-foot building set back line from Shelby County Highway 58, as shown on recorded map of said subdivision.
4. Restrictive covenants and conditions as recorded in Misc. Book 48, page 899, in the Probate Office of Shelby County, Alabama.
5. 60-foot Plantation Pipe Line Easement over the North side of said lot as shown on recorded map of said subdivision.

(continued on reverse)

($60,400.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD Unto the said JAY W. WAID AND WIFE, JAN W. WAID, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said BRANTLEY HOMES, INC., does for itself, its successors and assigns, covenant with said JAY W. WAID AND WIFE, JAN W. WAID, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said JAY W. WAID AND WIFE, JAN W. WAID, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said BRANTLEY HOMES, INC., has hereunto set its signature by BILL BRANTLEY, its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 31st day of May, 1985.

BRANTLEY HOMES, INC.

ATTEST:

Secretary.

By Bill Brantley
Its xVicexPresident

FORM eATC-6

BILL WYNN, ATTORNEY
TEL. (205) 322-4419
2027 - 2ND AVE., NO.
BIRMINGHAM, AL 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
615 No. 21st Street Birmingham, Ala.

State of Alabama

SHELBY **COUNTY;**

I, the undersigned , a Notary Public in and for said county in said state, hereby certify that BILL BRANTLEY, , whose name as President of the BRANTLEY HOMES, INC. , a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 31st day of May, 1985.

Notary Public

BOOK 029 PAGE 415

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JUN -5 PM 1:58

Deed 3.20
Rec. 5.00
Ind 1.00
9.20

(CONTINUED FROM

Subject to:

JUDGE OF PROBATE

6. 20-foot sanitary sewer easement running through said lot as shown on recorded map of said subdivision.
7. 10-foot easement over the Southerly half of the West side of said lot as shown on recorded map of said subdivision.