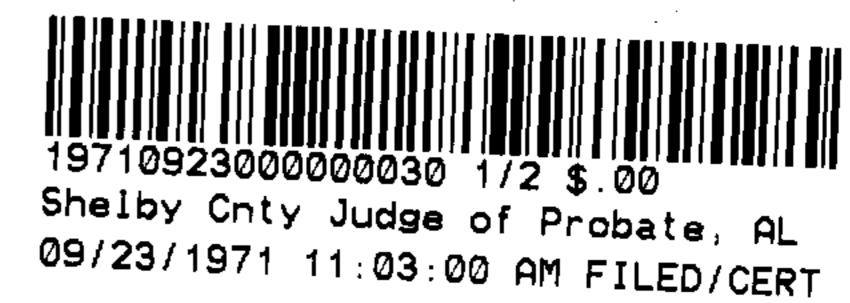
NAME: James J. Odom, Jr.

ADDRESS: Birmingham, Alabama 35203

620 North 22nd Street



CORPORATION WARRANTY DEED JOINT WITH SUPVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM ALA

State of Alabama

SHELBY

COUNTY:

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

Twenty-two Thousand Five Hundred and No/100 (\$22,500.00)to the undersigned grantor, Cardinal Enterprises, Inc.

a corporation, in hand paid by Gerald N. Vaccaro and wife, Diann S. Vaccaro, the receipt whereof is acknowledged, the said Cardinal Enterprises, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Gerald N. Vaccaro and wife, Diann S. Vaccaro,

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 1, in Block 3, according to the Survey of Oak Mountain Estates as recorded in Map Book 5, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

- 1. Current taxes.
- 2. Restrictions recorded in Book 263, page 350, which contain no reversionary clause.
- A 30 foot building set back line as shown by record plat from Cooper Road to Creekview Lane.
- 4. Transmission line permit to Alabama Power Co. & Southern Bell Telephone & Telegraph Co. recorded in Deed Book 265, page 223.
- 5. Restriction set forth in paragraph one of (a-d) inclusive in contract dated April 30, 1970, by and between Coy M. Cooper as Trustee and Billy D. Eddleman, referred to in deed recorded in Deed Book 263, page 335, which contains no reversionary clause.

6. Utility easement across northeast side of lot as shown on recorded map. \$21,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Gerald N. Vaccaro and wife, Diann S. Vaccaro, 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

Cardinal Enterprises, Inc.

does for itself, its successors

and assigns, covenant with said Gerald N. Vaccaro and wife, Diann S. Vaccaro, 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 Gerald N. Vaccaro and wife, Diann S. Vaccaro, their

heirs, executors and assigns forever, against the lawful chims of all persons.

IN WITNESS WHEREOF, The said Cardinal Enterprises, Inc.

has hereunto set its signature by its J. M. Andrews President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 9th day of September, 1971.

TTEST:

CARDINAL ENTERPRISES, INC.

Millinacion

J. M. Andrews

xXXxx President

Secretary.

State of Alabama

SHELBY

COUNTY;

19710923000000030 2/2 \$ 00

Shelby Cnty Judge of Probate, AL 09/23/1971 11:03:00 AM FILED/CERT

the undersigned county in said state, hereby certify that

J. M. Andrews

whose name as

Desert de la

President of the Cardinal Enterprises, 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 9th day of

September, 1971.

Notary Public

, a Notary Public in and for said

District

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