

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

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-seven Thousand, Four Hundred and no/100 Dollars

to the undersigned grantor, J & R Homes, Inc.
a corporation, in hand paid by Earl J. Schiffbauer, Jr. and Gail B. Schiffbauer
the receipt whereof is acknowledged, the said

J & R Homes, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Earl J. Schiffbauer, Jr. and Gail B. Schiffbauer
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 23, according to the Map and Survey of Little Oak Ridge Estates, Second Sector, as
recorded in Map Book 5; Page 39, in the Office of the Judge of Probate of Shelby County,
Alabama.

SUBJECT TO: 1) Current taxes; 2) Utility easement as set out in Deed Book 254, Page 677
3) Easements and building line as shown on recorded map.

19780822000111810 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1978 12:00:00AM FILED/CERT

\$47,400.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Earl J. Schiffbauer, Jr. and Gail B. Schiffbauer
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 J & R Homes, Inc. does for itself, its successors
and assigns, covenant with said Earl J. Schiffbauer, Jr. and Gail B. Schiffbauer, 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
Earl J. Schiffbauer, Jr. and Gail B. Schiffbauer, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

J & R HOMES, INC. has hereunto set its
signature by Jerry W. Hinds, its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 17th day of August, 1978.

J & R HOMES, INC.

By Jerry W. Hinds
Jerry W. Hinds, Vice President

ATTEST:

Secretary.

ODOM, MAY & DEBUYS

ATTORNEYS PROFESSIONAL ASSOCIATION
P.O. BOX 2805

BIRMINGHAM, ALABAMA 35202

ODOM, ROBERT W. JEFFERSON
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

19780822000111810 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jerry W. Hinds, whose name as President of the J & R 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 17th day of August, 1978.

William J. J.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1978 AUG 22 AM 8:04

Thomas P. Shaw
JUDGE OF PROBATE

Rec mtg 382-10

Deed 20.00
Rec. 3.00
Ind. 1.00
24.00

BOOK 314 PAGE 407