THIS [redacted]RUMENT PREPARED BY: [redacted] [redacted]

NAME: P. S. Parker
P.O. Box 20056
ADDRESS: Birmingham, Alabama 35216

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

329

State of Alabama

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of eighty nine thousand five hundred and no/100 dollars

to the undersigned grantor, Stix & Stones Builders, Inc.
a corporation, in hand paid by Daniel J. Brooks III and wife Mary Jo Brooks
the receipt whereof is acknowledged, the said Stix & Stones Builders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Daniel J. Brooks III and wife Mary Jo Brooks

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11 according to the Survey of Riverchase West, Residential Subdivision, Second Addition, as recorded in Map Book 7, Page 59, in the office of the Judge of Probate, Shelby County, Alabama.

$70,000.00 of the purchase price $89,500.00 was paid from a mortgage loan closed simultaneously with delivery of this deed.

BOOK 319 PAGE 992

19790723000092810 1/2 $.00
Shelby Cnty Judge of Probate,AL
07/23/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Daniel J. Brooks III and wife Mary Jo Brooks 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.

BOOK 320 PAGE 784

And said Stix & Stones Builders, Inc. does for itself, its successors and assigns, covenant with said Daniel J. Brooks III and wife Mary Jo Brooks, 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 Daniel J. Brooks III and wife Mary Jo Brooks, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Stix & Stones Builders, Inc. has hereunto set its signature by P. S. Parker its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 7 day of June, 1979

ATTEST:

_____
Secretary.

By P. S. Parker
Vice President

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION
JEFFERSON FEDERAL BUILDING
215 NORTH 21ST STREET
BIRMINGHAM, ALABAMA 35203

Jefferson Federal Savings & Loan
215 North 21st Street
Birmingham, AL 35203 L#28497

Stix and Stones Builders, Inc.

TO

Daniel J. Brooks, III and wife

Mary Jo Brooks

CORPORATION

WARRANTY DEED

STATE OF ALABAMA,

SHELBY County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the _____ day of _____ 19___ at _____ o'clock____M, and was duly recorded in Volume _____ of Deeds at page _____, and examined.

_____
Judge of Probate.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
AGENTS FOR
LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street Birmingham, Ala.

19790723000092810 2/2 $.00
Shelby Cnty Judge of Probate,AL
07/23/1979 12:00:00AM FILED/CERT

State of Alabama

Jefferson **COUNTY;**

I, Mary B. Blackwelder, a Notary Public in and for said county in said state, hereby certify that P. S. Parker, whose name as President of the Stix and Stones Builders, 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 7th day of July, 1979

Mary B. Blackwelder
Notary Public

BOOK 319 PAGE 993

BOOK 320 PAGE 785

JUL 23 8 37 AM '79

JUN 6 PM 8 21

Deed 19.50 Security 392-488
Rec. 3.00
Ind. 1.00
23.50