

THIS INSTRUMENT PREPARED BY: 1066

NAME: Law Offices of James W. May  
Suite 110, 1933 Montgomery Highway  
ADDRESS: Birmingham, Alabama 35209

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 Two Hundred Thirty-four Thousand, and no/100 (\$234,000.00)-----DOLLARS

to the undersigned grantor, Land Developers Construction Co., Inc.  
a corporation, in hand paid by Richard John Euler and Laurel Ann Euler  
the receipt whereof is acknowledged, the said grantor

does by these presents, grant, bargain, sell, and convey unto the said Richard John Euler and Laurel Ann Euler

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

Lot 519, according to the map and survey of Riverchase Country Club, 12th  
Addition, as recorded in Map Book 8, Page 140, in the Probate Office of Shelby  
County, Alabama.  
Mineral and mining rights excepted.  
Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Forty foot building line as shown by recorded  
plat; (3) Thirty-four foot decreasing to eighteen foot easement along the easterly  
side for public utilities, private television cable systems, sanitary sewers and  
storm ditches as shown by recorded plat; (4) Title to all minerals within and  
underlying the premises, together with all mining rights and other rights, privileges  
and immunities relating thereto, as recorded in Volume 127, Page 140, in the said Probate  
Office; (5) Right of Way to Alabama Power Company as recorded in Volume 350, Page 924,  
in the said Probate Office; (6) Restrictions as recorded in Misc. Volume 14, Page 536,  
and amended by Misc. Volume 17, Page 550, in the said Probate Office.

\$210,600 of the purchase price recited above has been paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said

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 Land Developers Construction Co., Inc., a corporation does for itself, its successors  
and assigns, covenant with said Richard John Euler and Laurel Ann Euler  
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 Richard John Euler and Laurel Ann Euler

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

IN WITNESS WHEREOF, The said Land Developers Construction

Co., Inc., a corporation

signature by Raymond W. Barrett

has hereunto set its  
its Vice President,

who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 20th day of January, 1984.

LAND DEVELOPERS CONSTRUCTION CO., INC.

ATTEST:

Secretary.

By   
Raymond W. Barrett Vice President

Return To:

American Title

NOTARY OFFICES

LEON W. MAY

1500 HUNTERCREEK HIGHWAY  
BIRMINGHAM, ALABAMA 35209

TO

CORPORATION

# WARRANTY DEED

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 Raymond W. Barrett whose name as Vice President of the Land Developers Construction Co., 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 20th day of January, 1984.

*John H. Hart*  
Notary Public  
My Commission Expires 8-4-86  
No. 28722

STATE OF ALA. SHELBY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED

1984 JAN 25 PM 1:25  
see My #42-537  
*James G. [Signature]*  
CLERK OF PROBATE

Deed Tax	23.50
Rec	3.00
Ind	1.00
	<hr/> 27.50

Return To:

AMERICAN TITLE INSURANCE CO.  
2119 3rd AVENUE NORTH  
BIRMINGHAM, ALABAMA 35203