

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Charles J. Stegman

NAME Dale Corley, Attorney 883
2100 16th Avenue So.
ADDRESS Birmingham, Alabama 35205

4948 Meadow Brook Road
Birmingham, Alabama 35243

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

One Hundred Seventeen Thousand Three Hundred Eighty and No/100 (\$117,380.00)
to the undersigned grantor, Leo James Builders, Inc.
a corporation, in hand paid by Charles J. Stegman and wife, Mary Ann Stegman
the receipt whereof is acknowledged, the said Leo James Builders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Charles J. Stegman and wife,
Mary Ann Stegman
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Meadow Brook, Third Sector, as recorded
in Map Book 7, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

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TO HAVE AND TO HOLD Unto the said Charles J. Stegman and wife, Mary Ann Stegman
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 Leo James Builders, Inc. does for itself, its successors

and assigns, covenant with said Charles J. Stegman and wife, Mary Ann Stegman
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 Charles J. Stegman and wife, Mary Ann Stegman

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

IN WITNESS WHEREOF, The said Leo James Builders, Inc.

signature by Leo James has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 14th day of March, 1984.

ATTEST:

LEO JAMES BUILDERS, INC.

Secretary.

By

Leo J. Stegman

President

Return to: Corley Marcus Dymally & Co. P.C.
2100 16th Avenue So.
Birmingham, AL 35205

Leo James Builders, Inc.

TO

Charles J. Stegman and wife,

Mary Ann Stegman

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 Leo James whose name as President of the Leo James 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 14th day of March, 1984.

Judith G. White
Notary Public

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

1984 MAR 16 AM 10:29

Thomas H. Thompson, Jr.
JUDGE OF PROBATE

Deed tax - 117.50
3.00
1.00
121.50

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