

This instrument was prepared by

1603



Send Tax Notice To:
Ronald I. Knight
5058 Stratford Road
Birmingham, Al. 35243

(Name) DONALD L. NEWSOM-CORRETTI & NEWSOM
1804 7th Avenue, North
(Address) Birmingham, Al. 35203

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY-THREE THOUSAND AND NO/100 (\$133,000.00) DOLLARS

to the undersigned grantor, Leo James Builders, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
RONALD I. KNIGHT and wife, MARILYN E. KNIGHT

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

Lot 44, according to the Survey of MEADOW BROOK, FIFTH SECTOR, FIRST
PHASE, as recorded in Map Book 8, Page 109, in the Probate Office of
Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the current year 1984 and subsequent years. (2) A 35
foot building setback line from Stratford Road as shown on recorded map. (3) A 20
foot utility easement over the Westerly and part of the Southerly side of said lot
as shown on recorded map. (4) Restrictive covenants and conditions recorded in
Misc. Book 50, Page 828, and in Misc. Book 50, Page 948, in the Probate Office of
Shelby County, Alabama. (5) Transmission line permits to Alabama Power Company
recorded in Deed Book 324, Pages 460 and 470, and in Deed Book 349, Page 802, in
said Probate Office. (6) Easements regarding underground cables recorded in Misc.
Book 52, Page 197, in said Probate Office. (7) Agreement with Alabama Power Company
as recorded in Misc. Book 48, Page 880, and Misc. Book 52, Page 193, in said Probate
Office. (8) Title to all minerals underlying caption lands with mining rights and
privileges belonging thereto, as reserved in Deed Book 8, Page 445, and in Deed
Book 32, Page 306, in said Probate Office.

\$75,000.00 of the purchase price of the property described herein has been paid
by the proceeds of a purchase money mortgage executed and recorded herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for
itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-
mises, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leo James
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of August 19 84.

ATTEST:

Deed Tax \$8.00
Deed 2.50
Inst 1.00
61.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
Secretary
By Leo James President
Leo James Builders, Inc.

STATE OF ALABAMA
COUNTY OF JEFFERSON

1984 AUG 29 AM 11:04

I, the undersigned authority, a Notary Public in and for said County in said
State, hereby certify that Leo James
whose name as President of Leo James Builders, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 28th day of August 19 84.

Notary Public