

This instrument was prepared by

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891

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 EIGHTY-SIX THOUSAND EIGHT HUNDRED EIGHTY AND NO/100TH (\$86,880.00) DOLLARS

to the undersigned grantor, WAYNE RUSSELL 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

JOHN F. CONNER, III AND BARBARA G. BOYD

(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 70, according to the survey of Sunny Meadows, 2nd Sector, as
recorded in Map Book 9, page 1, in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

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

\$82,450.00 of the above-recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3345 Sunny Meadows Court, Birmingham, AL 35243

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, WAYNE RUSSELL,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of NOVEMBER, 19 84

ATTEST:

Deed TAX 4.50
Rec 2.50
Ind 1.00
8.00

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

WAYNE RUSSELL BUILDERS, INC.

By Wayne Russell
WAYNE RUSSELL President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED
State, hereby certify that WAYNE RUSSELL
whose name as THE President of WAYNE RUSSELL 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 15th day of

NOVEMBER, 19 84

Notary Public