

NAME: _____
ADDRESS: _____

This instrument was Prepared By
WILLIAM A. JACKSON, ATTORNEY
1300 City National Bank
BIRMINGHAM, ALA. 35203

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
Seventeen Thousand Two Hundred and No/100-----
to the undersigned grantor, Green Valley Homes, Inc.
a corporation, in hand paid by John Pigrom Powell and wife, Ada Gertrude Powell
the receipt whereof is acknowledged, the said Green Valley Homes, Inc.
does by these presents, grant, bargain, sell, and convey unto the said John Pigrom Powell and wife,
Ada Gertrude Powell
as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY
County, Alabama, to-wit:

Lot 13, according to the Survey of "Goldwire", as amended, which is
recorded in Map Book 5, Page 64, in Probate Office of Shelby County,
Alabama.

Subject to easements and restrictions of record.

\$17,000.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

This deed is given for the purpose of correcting that certain
deed filed for record in the Office of the Judge of Probate of
Shelby County, Alabama, in Book 265, Page 762.


19710527000021120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/27/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1971 MAY 27 AM 8:58
U.C.C. FILED IN BOOK 265
P.C. BK. 2 PAGE 762 AS SHOWN ABOVE
CONFIRMED

TO HAVE AND TO HOLD Unto the said John Pigrom Powell and wife, Ada Gertrude Powell
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 Green Valley Homes, Inc. does for itself, its successors
and assigns, covenant with said John Pigrom Powell and wife, Ada Gertrude Powell, 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 John Pigrom Powell and wife, Ada Gertrude Powell, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Green Valley Homes, Inc.

signature by Leonard Hultquist, II has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its Vice President,
on this day of May, 1971

GREEN VALLEY HOMES, INC.
By  Vice President

Secretary

BOOK 267 PAGE 939