

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama

346

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

see Mtg 342-482

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Thirty-six Thousand, Two Hundred, Fifty and No/100-----Dollars
to the undersigned grantor, Burnett Building Service, Inc.
a corporation, in hand paid by Paul Emanuel Phillips and wife, Pamela J. Phillips,
the receipt whereof is acknowledged, the said Burnett Building Service, Inc.

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

Lot 57, Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6, Page 24,
in Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for
record in Misc. Book 9, Page 11; (3) A 35 foot building set back line from Maple Street;
(4) A 10 foot utility easement on southwest side and 5 foot utility easement on northwest
side of said lot as shown on recorded map of said subdivision; (5) Transmission line
permit to Alabama Power Company recorded in Deed Book 107, Page 526.

\$36,250.00 of the purchase price of the property described herein was paid from a
mortgage loan closed simultaneously herewith.

19741021000051660 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/21/1974 12:00:00 AM FILED/CERT

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TO HAVE AND TO HOLD Unto the said Paul Emanuel Phillips and wife, Pamela J. Phillips,
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 Burnett Building Service, Inc. does for itself, its successors
and assigns, covenant with said Paul Emanuel Phillips and wife, Pamela J. Phillips, 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
Paul Emanuel Phillips and wife, Pamela J. Phillips, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Burnett Building Service, Inc.
has hereunto set its
signature by Marvin E. Burnett its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 18th day of October, 1974.

ATTEST:

Secretary.

BURNETT BUILDING SERVICE, INC.
By Marvin E. Burnett
Marvin E. Burnett, ~~XXX~~ President

STANLEY HARRISON & COMPANY
620 NORTH THIRD STREET
Birmingham, Alabama 35203

TO

CORPORATION

WARRANTY DEED

1.95
THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
AGENTS FOR
LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street Birmingham, Ala.

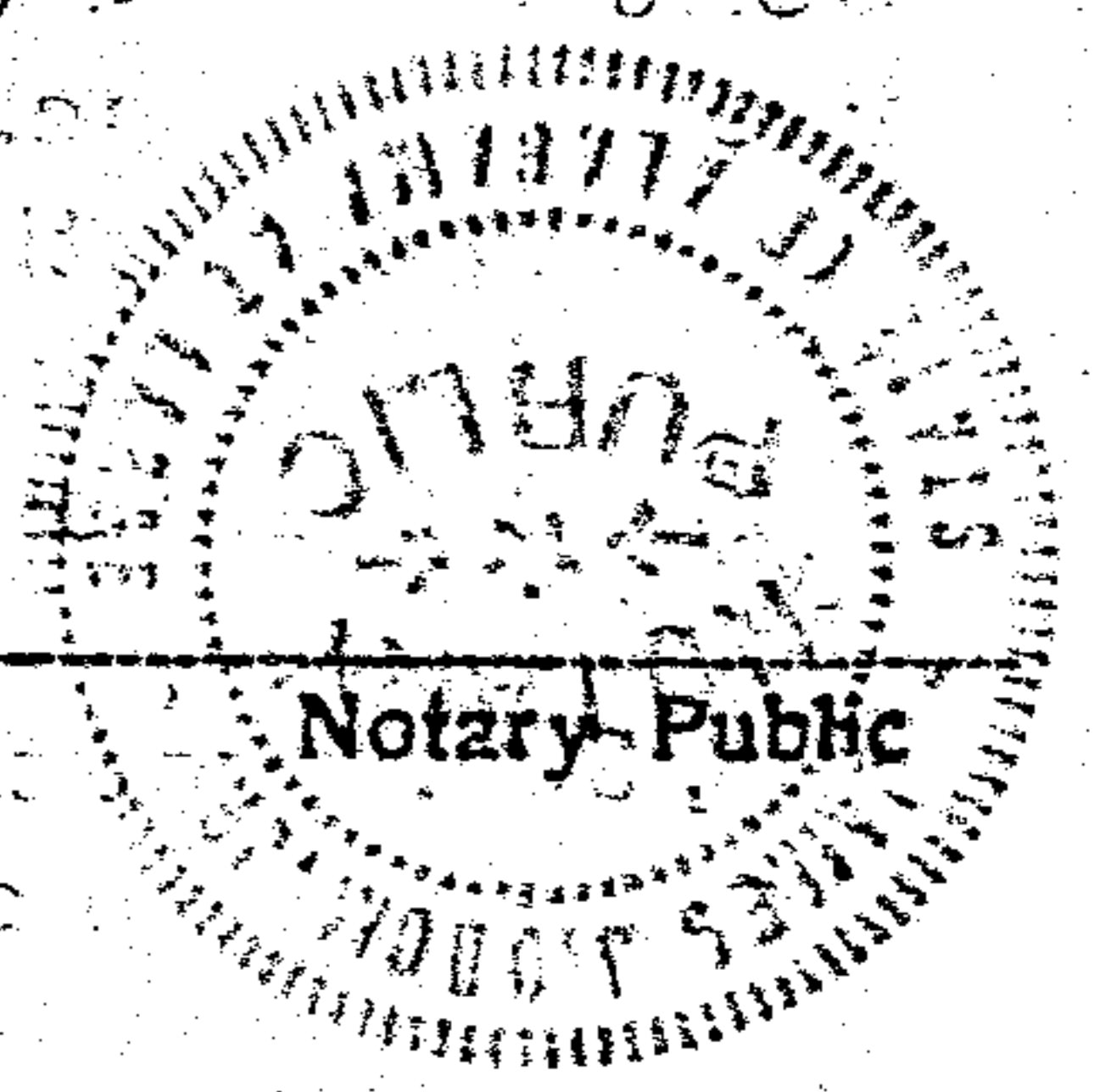
State of Alabama

JEFFERSON COUNTY;

I, _____, a Notary Public in and for said county in said state, hereby certify that _____, whose name as _____, 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.

Marvin E. Burnett
President of the Burnett Building Service, Inc.

Given under my hand and official seal, this the 18th day of October, 1974.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 OCT 21 AM 8:09
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Clerk of Probate

19741021000051660 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/21/1974 12:00:00 AM FILED/CERT

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