

3354

AFFIDAVIT OF DEFECTIVE EXECUTION OF A DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)



19760319000023890 1/3 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1976 12:00:00 AM FILED/CERT

Before me, the undersigned authority in and for said County and State, personally appeared Leonard Hultquist, II, President of Green Valley Homes, Inc., an Alabama corporation, who is known to me and who being first by me duly sworn, deposes and says as follows:

That he has examined that certain deed executed by Harold R. Walker, on behalf of Green Valley Homes, Inc., purporting to convey any and all interest of Green Valley Homes, Inc., to B. J. Jackson and wife, Lois Ann Jackson, of the following described real estate, situated in Shelby County, Alabama, Lot 13, 14, and 15, Block 1, Brookfield Subdivision, Second Sector, according to the survey, as recorded in Book 6, page 16, in the Probate Office of Shelby County, Alabama.

Affiant further states that as President of Green Valley Homes, Inc., he has examined the Articles of Incorporation and By-Laws of Green Valley Homes, Inc., and does state under oath that the only corporate officer authorized to execute deeds under said Articles of Incorporation and/or By-Laws, is the President or Vice President. But Harold R. Walker holds neither of these office in said corporation but, is in fact, as reflected in the aforescribed deed, the Chairman of the Board of Green Valley Homes, Inc., and as such, Harold R. Walker has no authority to execute deeds on behalf of Green Valley Homes, Inc.

This affidavit is given for informational purposes only so as to give public notice as to the authority of certain persons to execute deeds on behalf of said corporation with particularity to

see spec. 1/14/80 p. 11 10-11
See Warrick " 3 15 pgs 22
4-12-76 BOOK 14 PAGE 603



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Shelby Cnty Judge of Probate, AL
03/19/1976 12:00:00 AM FILED/CERT

that certain deed recorded in Real Volume 296, page 647 in the Office of the Judge of Probate of Shelby County, Alabama, said deed having been recorded on January 26, 1976.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of March, 1976.

AFFIANT, LEONARD HULTQUIST, II, as
President of Green Valley Homes, Inc.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Robert R. Kracke, a notary public, in and for said County and said State, hereby certify that Leonard Hultquist, II, whose name as President of Green Valley Homes, Inc., a corporation, is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this date, that being informed of the contents of the Affidavit, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 18th day of March, 1976.

Notary Public

BOOK 11 PAGE 664

BOOK

19760319000023890 3/3 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1976 12:00:00 AM FILED/CERT

This instrument was prepared by
(Name) Linda O. Moore

(Address) 2718 South 19th Place, Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of NINE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor, Green Valley Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
B. J. Jackson, and wife, Lois Ann Jackson

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in

Lot 13, 14, and 15, Block 1, Brookfield Subdivision, Second
Sector, according to the survey, as recorded in Book 6,
Page 16, in the Probate Office of the Judge of Probate,
Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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

IN WITNESS WHEREOF, the said GRANTOR, by its ~~Chairman of the Board,~~ Harold R. Walker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of January 19 76

ATTEST:
By *Harold R. Walker*
Chairman of the Board

STATE OF Alabama
COUNTY OF Jefferson

I, Linda O. Moore
State, hereby certify that Harold R. Walker
whose name as Chairman of the Board, Green Valley Homes, 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 24 th day of January 19 76

Linda O. Moore
Notary Public

BOOK 14 PAGE 665

BOOK 296 PAGE 647

1976 JAN 26 11 9:38 AM
CLERK OF PROBATE
INSTRUMENT WAS FILED
1976 MAR 19 PM
CLERK OF PROBATE