

THIS INSTRUMENT PREPARED BY:

NAME: R. Bruce Robertson, III

ADDRESS: 620 North 22nd Street
Birmingham, Alabama

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 Thirty-Nine Thousand Five Hundred and No/100-----(\$39,500.00)-----Dollars

to the undersigned grantor, Acton-Coggins Builders, Inc. *See Mtg 361-392*
a corporation, in hand paid by John R. Estes and wife, Celene M. Estes
the receipt whereof is acknowledged, the said Acton-Coggins Builders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
John R. Estes and wife, Celene M. Estes
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 7, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to: 1) restrictive covenants and conditions filed for record on June 1, 1976, in Misc. Book 16, Page 194; 2) 40 foot building set back line from Eddings Lane; 3) right of way to Alabama Power Company as recorded in Volume 112, Page 456 and in Volume 123, Page 433, in said Probate Office; and 4) utility easements as shown on recorded map of said subdivision.

\$36,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19760811000075510 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/11/1976 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said John R. Estes and Celene M. Estes 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 Acton-Coggins Builders, Inc. does for itself, its successors and assigns, covenant with said John R. Estes and Celene M. Estes, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current ad valorem taxes and as set out above; 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 R. Estes and Celene M. Estes, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Acton-Coggins Builders, Inc.

signature by Donald M. Acton has hereunto set its
Leonard C. Coggins its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 5th day of January, 1977.

~~ATTEST~~

Acton-Coggins Builders, Inc.

By DONALD M. ACTON
Vice President

~~Secretary~~

ODOM, ROBERTSON & THOMPSON
620 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

3.50
2.00
1.50
7.50

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Donald M. Acton whose name as President of the Acton-Coggins Builders, Inc. 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.

Given under my hand and official seal, this the 5th day of January, 1977.

Bruce Robertson
Notary Public

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

1977 JAN -7 AM 8:59

Deed 24 3.50
Circuit Judge
JUDGE OF PROBATE

19760811000075510 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/11/1976 12:00:00 AM FILED/CERT

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