

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.  
620 North 22nd Street  
ADDRESS: Birmingham, Alabama 35203



19760819000079370 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
08/19/1976 12:00:00 AM FILED/CERT

7864

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  
Forty Seven Thousand Five Hundred and no/100-----Dollars  
to the undersigned grantor, *See mtg 357-236* Burnett Building Service, Inc.  
a corporation, in hand paid by Robert F. Steading and Jane Steading, his wife  
the receipt whereof is acknowledged, the said

Burnett Building Service, Inc.  
does by these presents, grant, bargain, sell, and convey unto the said

Robert F. Steading and Jane Steading  
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of VALLEY FORGE, as recorded in Map Book 6, Page 60,  
in the Probate Office of Shelby County, Alabama.  
Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) Current Taxes.

- (2) Restrictive covenants and conditions filed for record on Sept. 23,  
1975, in Misc. Book 12, Page 756.
- (3) 50-foot building set back line from Independence Drive.
- (4) 10-foot utility easement over East Side of said lot as shown on  
recorded map of subdivision.
- (5) Permit to South Central Bell Telephone Company dated July 10, 1975,  
and recorded in Deed Book 294, Page 582, in Probate Office.

\$38,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert F. Steading and Jane Steading, his wife  
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 Robert F. Steading and Jane Steading, 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 Robert F. Steading and Jane Steading, 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 Burnett  
who is duly authorized, ~~and has caused the same to be attested by its Secretary,~~  
on this 16th day of August, 1976.  
Burnett Building Service, Inc.

ATTEST:

Secretary.

By *Marvin Burnett*

Marvin Burnett

Nic President

GUARANTY SVGS LTD ASSESSORS  
2012 SECOND AVENUE NORTH  
BIRMINGHAM ALA.

TO

**WARRANTY DEED**

CORPORATION

950  
300  
100  
1350

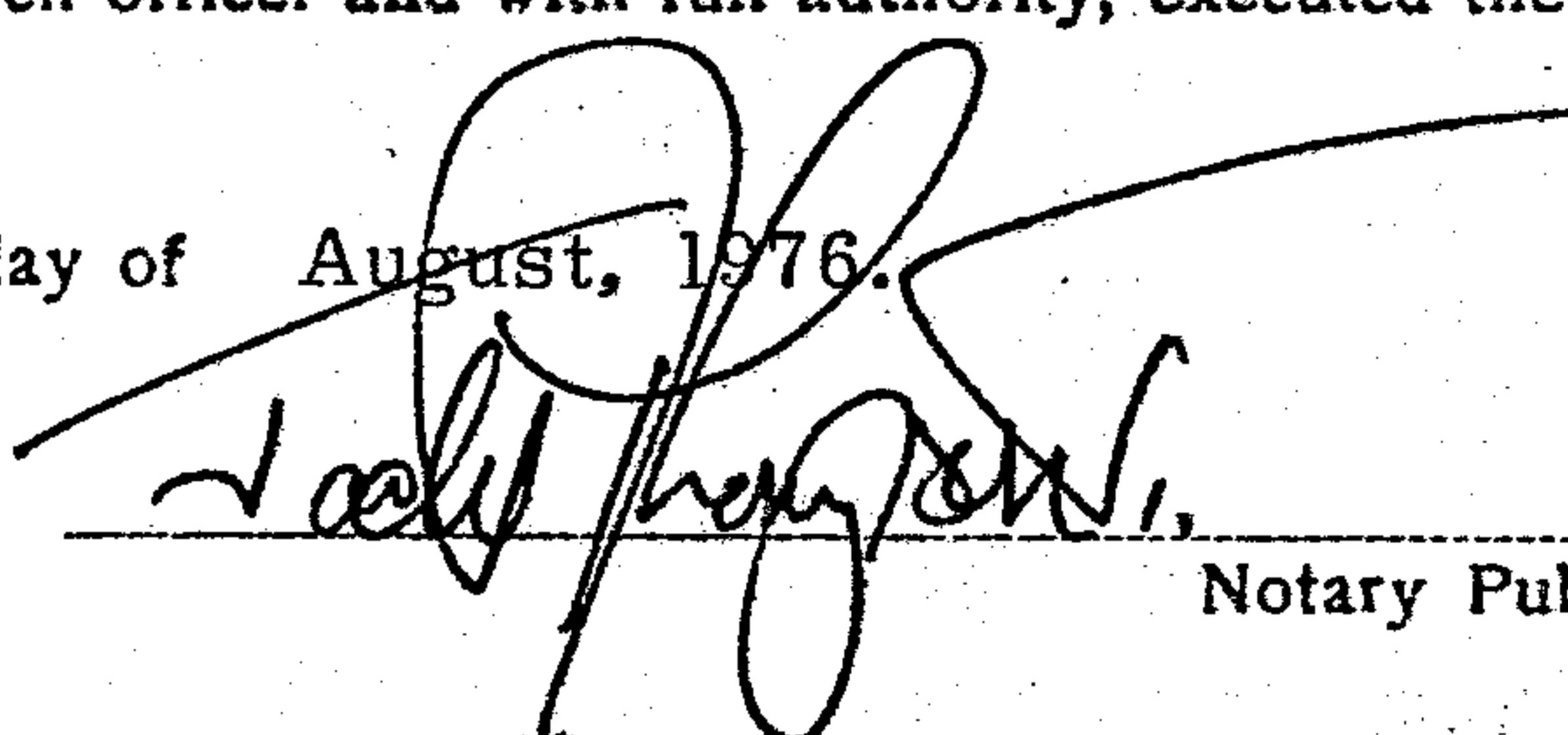
**State of Alabama**

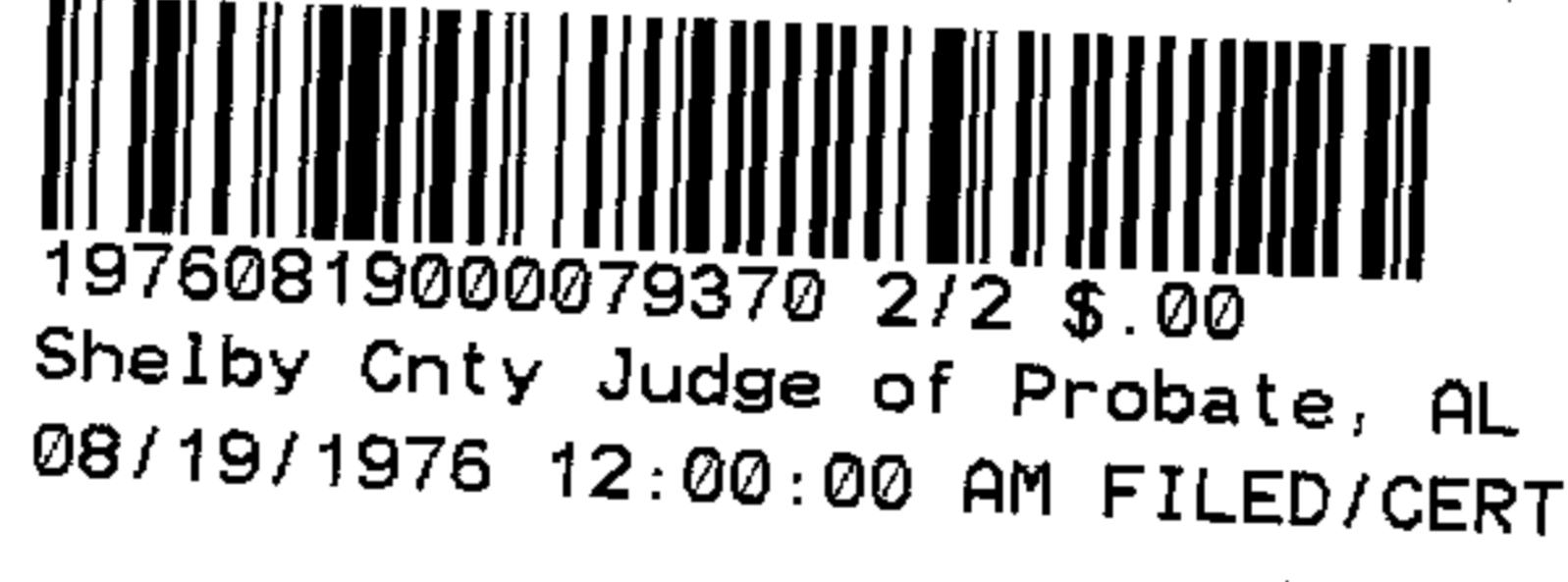
JEFFERSON

COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Marvin Burnett, whose name as President of the Burnett Building Service, 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 16th day of August, 1976.

  
Notary Public



Deal date 8/20  
THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

INSTITUTE THIS FILE  
TITLE CERTIFY THIS  
615 No. 21st Street Birmingham, Ala.

BOOK 300 PAGE 466  
1976 AUG 19 AM 9:02