

THIS INSTRUMENT PREPARED BY:

NAME: James E. Kelly Jr.

ADDRESS: Hwy. 31 South, Pelham, Al.

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

8262

BIRMINGHAM, ALA.

State of Alabama

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of one dollar and other valuable considerations

to the undersigned grantor, R & A Construction Co.

a corporation, in hand paid by E & K Builders Inc.

the receipt whereof is acknowledged, the said R & A Constructions Co.

does by these presents, grant, bargain, sell, and convey unto the said E & K Builders Inc.

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

A part of Lot 27, Kingwood as recorded in map book 6, page 40 in the office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows: Begin at the southwest corner of said Lot 27; thence in an easterly direction along the south line of said Lot 27, a distance of 179.36 feet; thence 173 degrees 05 minutes left, in a northwesterly direction, a distance of 90.66 feet; thence 13 degrees, 53 minutes left in a southwesterly direction a distance of 90.0 feet to the point of beginning.

197609030000084680 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/03/1976 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said E & K Builders Inc.

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 R & A Construction Co.

does for itself, its successors

and assigns, covenant with said E & K Builder Inc.

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 E & K Builders Inc.

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

IN WITNESS WHEREOF, The said R & A Constructions Co.

signature by J. O. Runyans

has hereunto set its

its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 3rd day of Sept. 76.

ATTEST:

Secretary.

By

R & A Const Co
J. O. Runyans
President

R & A Construction Co.

mail. TO

E & K Builders Inc.

James Kelly
P.O. Box 386

Prichard, AL 35134

CORPORATION

WARRANTY DEED

4.50

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

Shelby COUNTY;

I, Martha Sue Siggers, a Notary Public in and for said county in said state, hereby certify that J. O. Runyan whose name as President of the R & A Const. Co. 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 3rd day of Sept. 1976

Martha Sue Siggers
Notary Public

19760903000084680 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/03/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP - 3 AM 11:44
Deed Book 50
Conrad M. S. Siggers
JUDGE OF PROBATE

789 PAGE 003 BOOK