

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.

ADDRESS: 620 North 22nd Street, Birmingham, Alabama 35203

19760928000092600 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/28/1976 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

See Mtg 358-28

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Forty Six Thousand and no/100-----Dollars

to the undersigned grantor, Burnett Building Service, Inc.
a corporation, in hand paid by Terry F. Sanders and Deborah S. Sanders
the receipt whereof is acknowledged, the said

Burnett Building Service, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Terry F. Sanders and Deborah S. Sanders
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 16, according to 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 September
23, 1975, in Misc. Book 12, Page 756, in Probate Office.
(3) 50-foot building set back line from Independence Drive.
(4) 10-foot utility easement across East side of said lot as shown on recorded
map of said subdivision.
(5) Permit to South Central Bell Telephone Company, dated July 10, 1975,
and recorded in Deed Book 294, Page 582, in Probate Office.

\$41,400.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Terry F. Sanders and Deborah S. Sanders
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 Terry F. Sanders and Deborah S. Sanders, 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
Terry F. Sanders and Deborah S. Sanders, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Burnett Building Service, Inc.

signature by Marvin Burnett has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 24th day of September, 1976.

ATTEST:

BURNETT BUILDING SERVICE, INC.

Secretary.

By Marvin Burnett
Marvin Burnett Vice President

00001, Notary Public
615 North 22nd Street
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street

Birmingham, Ala.

500
300
100
900

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 24th day of September, 1976.

Lois S. Cantrell
Notary Public



19760928000092600 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/28/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP 28 PM 9:32
Deed Jap 500
Conrad M. Joubert
JUDGE OF PROBATE

BOOK 301 PAGE 155