

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;

2396

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty-Nine Thousand Five Hundred and No/100 Dollars (\$39,500.00)

to the undersigned grantor, Acton-Coggins Builders, Inc. *see Mtg 360-830*  
a corporation, in hand paid by Phillip Rodney Ross and wife, Heidi R. Ross  
the receipt whereof is acknowledged, the said Acton-Coggins Builders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Phillip Rodney Ross and wife,  
Heidi R. Ross

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 10, 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) utility easements as shown on recorded map of said subdivision; 4) right of way to Alabama Power Co. recorded in Volume 112, page 456 and in Volume 123, page 433 in said Probate Office.

\$36,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19761225000123940 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/25/1976 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Phillip Rodney Ross and wife, Heidi R. Ross, 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 Phillip Rodney Ross and wife, Heidi R. Ross, 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 Phillip Rodney Ross and wife, Heidi R. Ross, their heirs, executors and assigns forever, against the lawful claims of all persons.

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

has hereunto set its signature by Leonard C. Coggins its President, who is duly authorized, ~~and has caused the same to be attested by its Secretary~~ on this 20th day of December, 1976

~~ATTEST:~~

Acton-Coggins Builders, Inc.

By Leonard C. Coggins Vice President

~~Secretary~~

BOOM, JOHNSON, FROSTWYLL & THOMPSON  
620 North 22nd Street  
BIRMINGHAM, ALABAMA 35203

TO

WARRANTY DEED  
CORPORATION

200  
300  
1.00  
700

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 Leonard C. Coggins 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 20th day of December, 1976.

*Bruce Robertson*  
Notary Public

19761225000123940 2/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/25/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.  
1976 DEC 25 AM 6:32  
DEED FILED 300  
COUNTY CLERK  
JUDGE OF PROBATE

748 PAGE 847  
302 BOOK X008