

THIS INSTRUMENT PREPARED BY:

NAME: R. Bruce Robertson, III

ADDRESS: 620 North 22nd Street, Birmingham, Alabama

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

8144
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

See Mtg. 364-525

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty-Nine Thousand Seven Hundred Fifty and No/100 Dollars (\$39,750.00)

to the undersigned grantor, Acton-Coggins Builders, Inc.
a corporation, in hand paid by Dewey Albertus Woods, Jr. and wife, Judith Woods
the receipt whereof is acknowledged, the said Acton-Coggins Builders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Dewey Albertus Woods, Jr. and
wife, Judith Woods

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

Shelby County, Alabama, to-wit:

Lot 8, 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) taxes for 1977; 2) restrictive covenants and conditions filed
for record on June 1, 1976, in Misc. Book 16, Page 194; 3) 40 foot building
set back line from Eddings Lane; 4) utility easements as shown on recorded
map of said subdivision; 5) right of way to Alabama Power Company recorded
in Volume 112, Page 456 and in Volume 123, Page 433 in said Probate Office.

All of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.



19770429000040480 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/29/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Dewey Albertus Woods, Jr. & wife, Judith Woods
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 Dewey Albertus Woods, Jr. and wife, Judith Woods, 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 Dewey Albertus Woods, Jr. and wife, Judith Woods, their
heirs, executors and assigns forever, against the lawful claims of all persons.

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

signature by Leonard C. Coggins has hereunto set its
its Vice President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 26 day of April, 1977

Acton-Coggins Builders, Inc.

By

Secretary

Vice President

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

TO

CORPORATION

WARRENTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

State of Alabama
JEFFERSON COUNTY;

201
PAGE 102
BOOK 305

I, the undersigned, a Notary Public in and for said
county in said state, hereby certify that Leonard C. Coggins
whose name as Vice 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 26th day of April, 1977.

Bruce Robertson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Ad Tax \$50
'77 APR 29 PM 11:24 Fee 3.00
Ind 1.00
Thomas A. Smathers, Jr.
JUDGE OF PROBATE \$4.50

19770429000040480 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/29/1977 12:00:00AM FILED/CERT