

THIS INSTRUMENT PREPARED BY:

NAME: R. Bruce Robertson, III

ADDRESS: 620 North 22nd Street
Birmingham, Alabama

8870

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-One Thousand and No/100 Dollars ;(\$41,000.00)

to the undersigned grantor, Acton-Coggins Builders, Inc.

a corporation, in hand paid by Robert Herve Boulanger and wife, Sandra K. Boulanger the receipt whereof is acknowledged, the said Acton-Coggins Builders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Robert Herve Boulanger and wife, Sandra K. Boulanger as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and made a part hereof for legal description.

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

\$39,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19770520000049320 1/3 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Robert Herve Boulanger and wife, Sandra K. Boulanger 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 Robert Herve Boulanger and wife, Sandra K. Boulanger, 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 Herve Boulanger and wife, Sandra K. Boulanger, their

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

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

signature by Donald M. Acton has hereunto set its
its President,
who is duly authorized, ~~and has caused the same to be attested by its Secretary~~
on this 17th day of May, 1977.

ATTEST

Acton-Coggins Builders, Inc.

By Donald M. Acton
Vice President

LAW OFFICES
ODOM, ROBERTSON & THOMPSON
P. O. BOX 2605
620 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35202

WUUM, KUBERISUM & THOMPSON
620 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35208

TO

CORPORATION

WARRANTY DEED



19770520000049320 2/3 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1977 12:00:00AM FILED/CERT

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 DONALD M. ACTON 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 17th day of May, 1977.

Luice Robertson
Notary Public

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EXHIBIT A

Lot 5, Monte Tierra, First Addition, as recorded in Map Book 6, Page 93, in the office of the Judge of Probate in Shelby County, Alabama, except that part of said Lot 5, more particularly described as follows: Begin at the Southwest corner of said Lot 5, thence in a Northerly direction along the West line of said Lot 5, a distance of 72.07 feet, thence 168° 14' 30" right, in a Southeasterly direction a distance of 73.61 feet to the South line of said Lot 5, thence 101° 45' 30" right, in a Westerly direction along said line a distance of 15.0 feet to the point of beginning; ALSO that part of Lot 6 of said subdivision more particularly described as follows: Begin at the Northeast corner of said Lot 6, thence in a Southerly direction along the East line of said Lot 6, a distance of 120.0 feet, thence 168° 14' 30" right, in a Northwesterly direction a distance of 44.46 feet, thence 18° 31' right in a Northeasterly direction a distance of 77.02 feet to the point of beginning.

See mtg - 365-195

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 MAY 20 AM 9:15

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

Rec. 150
450
100
700



19770520000049320 3/3 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1977 12:00:00AM FILED/CERT

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