

NAME: R. Bruce Robertson, IIIADDRESS: 620 North 22nd Street, Birmingham, AlabamaCORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

9319

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Forty-Two Thousand and No/100 Dollars (\$42,000.00)

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

a corporation, in hand paid by Joe T. Sewell and wife, Vicki S. Sewell

the receipt whereof is acknowledged, the said Acton-Coggins Builders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Joe T. Sewell and wife, Vicki S. Sewell

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

Shelby

County, Alabama, to-wit:

Lot 5, according to the Survey of Monte Bello, as recorded in Map Book 6,
Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: 1) current taxes; 2) restrictive covenants and conditions filed for
record on June 28, 1974 in Misc. Book 8, Page 415; 3) 40 foot building set
back line; 4) utility easement as shown on recorded map of said subdivision;
and 5) transmission line permit to Alabama Power Company and Southern
Bell Telephone and Telegraph Company dated September 14, 1974 and recorded
in Deed Book 289, page 422 in said Probate Office.

\$39,900.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.



19770603000054040 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/03/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Joe T. Sewell and wife, Vicki S. Sewell,
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 Joe T. Sewell and wife, Vicki S. Sewell, 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 Joe T. Sewell and wife, Vicki S. Sewell, 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 31st day of May, 1977.

~~ATTEST~~

Acton-Coggins Builders, Inc.

By

Donald M. Acton

Vice President

~~Secretary~~

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

TO

CORPORATION

WARRANTY DEED

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 31st day of May, 1977.

Bruce Robertson
Notary Public

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

See City 365-597

1977 JUN -3 AM 11:40

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed tax - 2 50
Rec. 3 00
Ad. 1 00



19770603000054040 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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