

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

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
FIFTY THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor, G and F Home Building Company
a corporation, in hand paid by E. Holland McGinnis and Katherine McGinnis
the receipt whereof is acknowledged, the said

G and F Home Building Company

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

E. Holland McGinnis and Katherine McGinnis

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 2, according to Survey of Bibb Estates, as recorded in Map Book 6, Page 35, in the Probate
Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for record
in Misc. Book 13, Page 523; (3) A 35 foot building set back line from McGuire Road; (4) Utility
easement across South and West sides of said lot as shown on recorded map; (5) Easements
and permits to Alabama Power Co. recorded in Deed Book 133, Page 177 and in Deed Book 175,
Page 282; (6) ~~Easement for 15 foot right of way granted to Claude F. Rutherford and wife, Blanche
P. Rutherford, by that certain deed recorded in Deed Book 205, Page 363.~~

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously
herewith.



19770822000087460 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said E. Holland McGinnis and Katherine McGinnis
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 G and F Home Building Company does for itself, its successors
and assigns, covenant with said E. Holland McGinnis and Katherine McGinnis, 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 E. Holland McGinnis and Katherine McGinnis, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said G and F Home Building Company
has hereunto set its
signature by George F. Bibb its President,
who is duly authorized, ~~and has caused the same to be attested by its Secretary,~~
on this 19th day of August, 1977.

ATTEST:

G AND F HOME BUILDING COMPANY

By George F. Bibb
George F. Bibb, Vice President

Secretary.

BOOK 307 PAGE 367

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY ALABAMA TITLE COMPANY, INC.

19770822000087460 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1977 12:00:00AM FILED/CERT

WARRANTY DEED

CORPORATION

TO

E. Michael McShinnis

9-13159-8

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that George V. Bibb, whose name as President of the G and F Home Building Company, 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 19th day of August, 1977.

James J. Odson
Notary Public

See Mtg 368-680

STATE OF ALA. SHELBY CO.
I DEED
1977 AUG 22 AM 10:03
Thomas A. ... Jr.
JUDGE OF PROBATE

Deed Tax 10.00
Rec. 3.00
Dnd. 1.00

14.00

BOOK 307 PAGE 368