

THIS INSTRUMENT PREPARED BY:

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

5195-

19771209000132530 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/09/1977 12:00:00AM FILED/CERT

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-five Thousand and No/100-----Dollars

to the undersigned grantor, Cornerstone Properties, Inc.  
a corporation, in hand paid by Charles N. Scarborough and Rachel A. Scarborough,  
the receipt whereof is acknowledged, the said  
Cornerstone Properties, Inc.

does by these presents, grant, bargain, sell, and convey unto the said  
Charles N. Scarborough and Rachel A. Scarborough,

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

Shelby County, Alabama, to-wit:

Lot 6, according to a Map of Monte Tierra, First Addition, as recorded in Map Book 6, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama. EXCEPT that part of said Lot 6, 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 deg. 14' 30" right, in a Northwesterly direction a distance of 44.46 feet; thence 18 deg. 31' right, in a Northeasterly direction, a distance of 77.02 feet, to the point of beginning; ALSO, that part of Lot 5, of said subdivision, 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 deg. 14' 30" right, in a Southeasterly direction a distance of 73.61 feet to the South line of said Lot 5; thence 101 deg. 45' 30" right, in a Westerly direction, along said line a distance of 15.0 feet, to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) A 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) Right of way to Alabama Power Company recorded in Vol. 112, Page 456, and in Vol. 123, Page 433, in Probate Office; 5) Utility easements as shown on recorded map of said subdivision.

\$36,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Charles N. Scarborough and Rachel A. Scarborough, 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 Cornerstone Properties, Inc. does for itself, its successors and assigns, covenant with said Charles N. Scarborough and Rachel A. Scarborough, 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

Charles N. Scarborough and Rachel A. Scarborough, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Cornerstone Properties, Inc. has hereunto set its  
signature by Donald M. Acton its President,  
who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 6th day of December, 1977.

ATTEST:

CORNERSTONE PROPERTIES, INC.

By Donald M. Acton  
Donald M. Acton ~~XXX~~ President

Secretary.



ALABAMA TITLE COMPANY  
1350 NORTH 22ND ST  
BIRMINGHAM, ALABAMA 35204

TO

CORPORATION

# WARRANTY DEED

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street  
Birmingham, Ala.

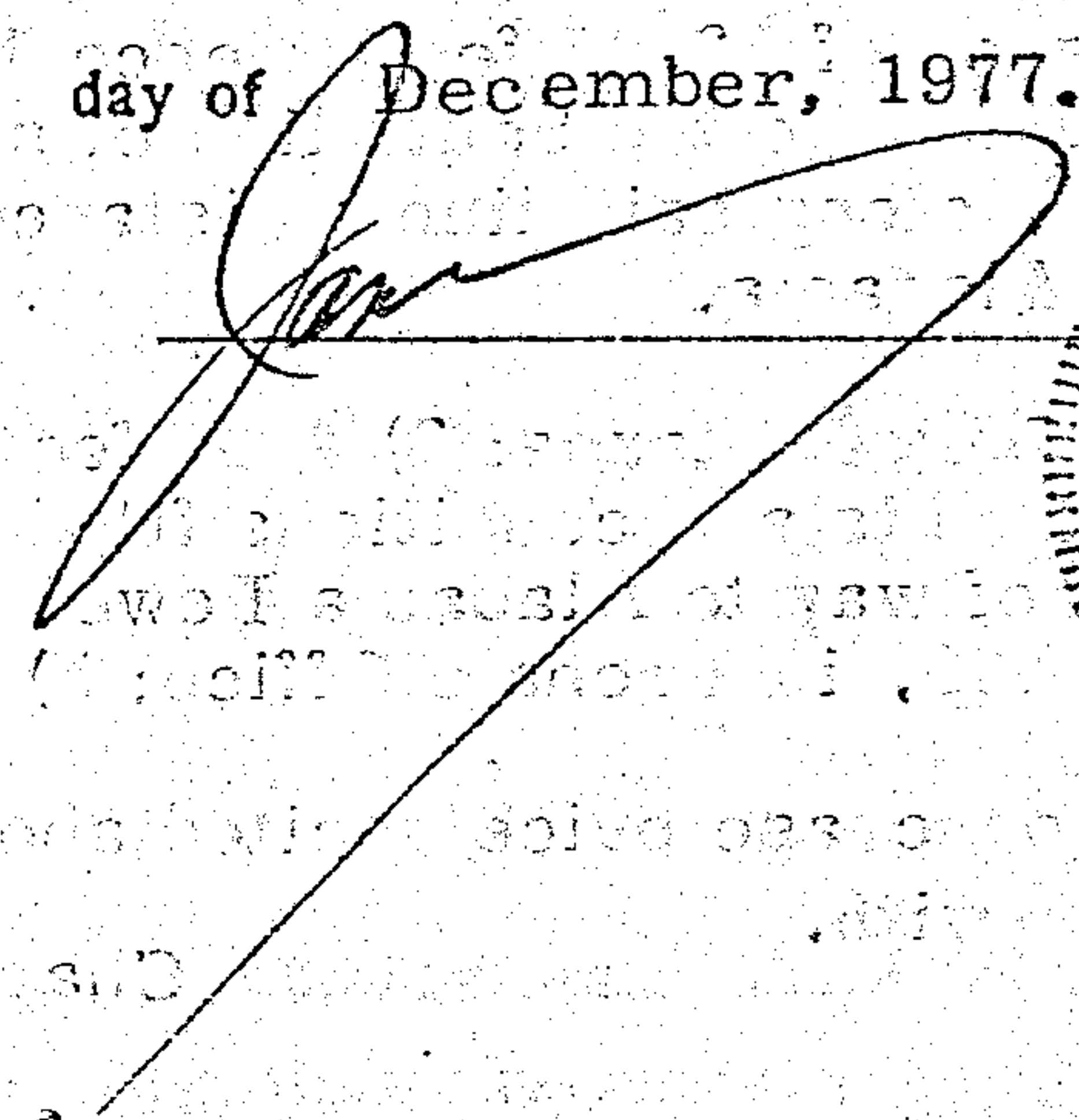
## State of Alabama

JEFFERSON COUNTY;

BOOK 309 PAGE 288

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 Cornerstone Properties, 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 6th day of December, 1977.



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

1977 DEC -9 AM 9:51

Thomas P. Brown  
JUDGE OF PROBATE

Deed tax 900  
Rec- 300  
100  
1800

Sum - 372-310



19771209000132530 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
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