

THIS INSTRUMENT PREPARED BY:

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

5230



19771212000132910 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/12/1977 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

Sixty-two Thousand, Five Hundred and No/100-----Dollars

to the undersigned grantor, Hinton Construction and Development, Inc.
a corporation, in hand paid by Claude E. Lee and Mary Douglas Paxton
the receipt whereof is acknowledged, the said

Hinton Construction and Development, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Claude E. Lee and Mary Douglas Paxton,

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

Lot 18, according to the survey of Wagon Trace, as recorded in Map Book 6, page
140, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) A 35 foot building line and 7.5 foot easement on
northeast and southwest and 10 foot easement on west as shown by recorded map. All
easements are for public utilities, sanitary sewers, storm ditches and storm sewers;
3) Restrictions recorded in Misc. Volume 18, page 589, and Misc. Volume 18, page
665, in the Probate Office of Shelby County, Alabama; 4) Right of way to Alabama
Power Company recorded in Volume 303, page 198, in said Probate Office; 5) Mineral
and mining rights and rights incident thereto recorded in Volume 42, page 246, in said
Probate Office; 6) Agreement to Alabama Power Company recorded in Misc. Volume
18, page 650, in said Probate Office.

\$56,250.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Claude E. Lee and Mary Douglas Paxton
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 Hinton Construction and Development, Inc. does for itself, its successors
and assigns, covenant with said Claude E. Lee and Mary Douglas Paxton, 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 Claude E. Lee and Mary Douglas Paxton, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Hinton Construction
and Development, Inc. has hereunto set its
signature by T. Denson Hinton its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 7th day of December, 1977.

ATTEST:

Hinton Construction and Development, Inc.

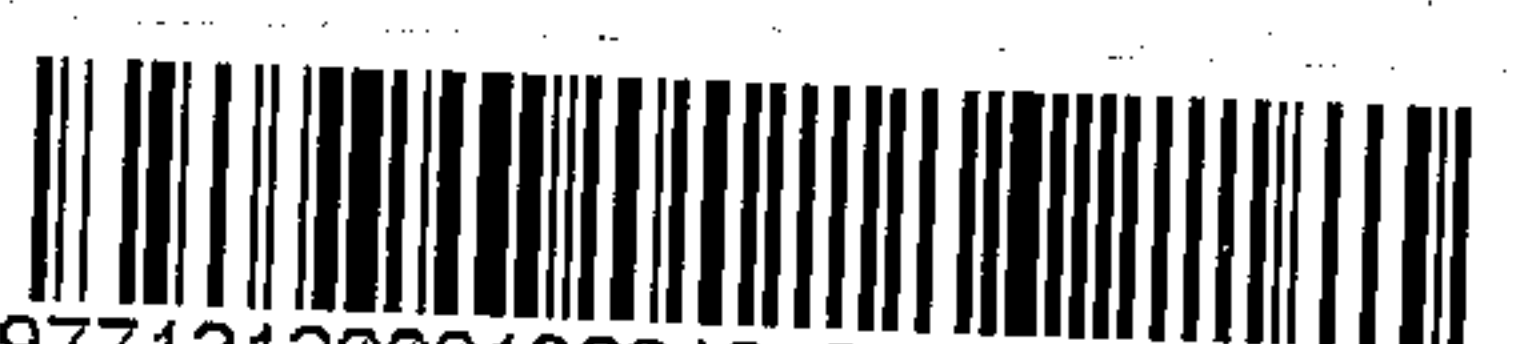
By T. Denson Hinton Vice President

Secretary.

TO

CORPORATION

WARRANTY DEED



19771212000132910 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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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 T. Denson Hinton, whose name as President of the Hinton Construction and Development, 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 7th day of December, 1977

Loanne S. Smith
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 DEC 12 AM 10:09

Thomas P. Schumacher, Jr.
JUDGE OF PROBATE

See mtg. 372-349

Deed 6.50
Rec. 3.00
Int. 1.00
10.50