

THIS INSTRUMENT PREPARED BY:

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

7264

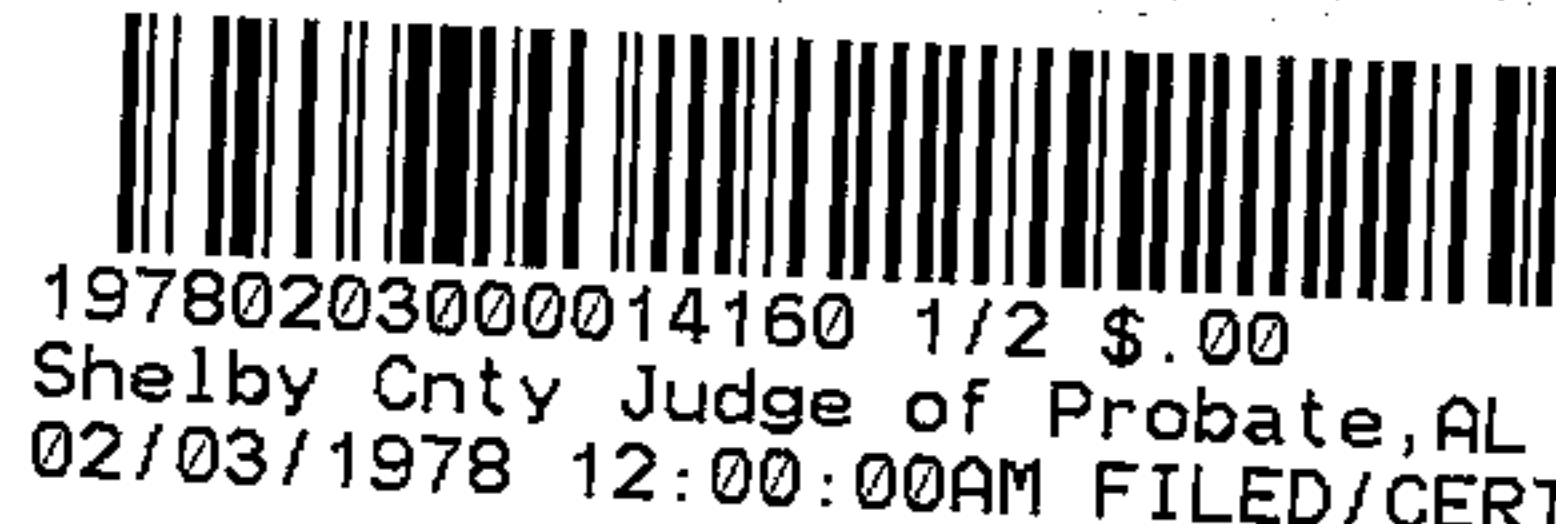
CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Shelby COUNTY;



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

Fifty six thousand nine hundred and no/100-----Dollars
to the undersigned grantor, Macsan Builders, Inc.
a corporation, in hand paid by Gerald Winters Cornelius and wife, Sayde Norris Cornelius,
the receipt whereof is acknowledged, the said Macsan Builders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Gerald Winters Cornelius and wife, Sayde Norris Cornelius,
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 90, according to the Survey of Dearing Downs, 1st Addition, as
recorded in Bap Book 6, Page 141, in the Probate Office of Shelby
County, Alabama.
Situating in the Town of Helena, Shelby County, Alabama.

SUBJECT TO: Current taxes; 35-foot building set back line from Whirlaway
Circle; 10-foot utility easement over West side of said lot as shown on
recorded map; restrictive covenants and conditions recorded in Misc. Book 18,
Page 598, in Probate Office; Easement to Alabama Power Company recorded
in Deed Book 55, page 454, in Probate Office; Shelby County.

\$54,050.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Gerald Winters Cornelius and wife, Sayde Norris
Cornelius,
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 Macsan Builders, Inc. does for itself, its successors
and assigns, covenant with said Gerald Winters Cornelius and wife, Sayde Norris Cornelius, 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
Gerald Winters Cornelius and wife Sayde Norris Cornelius, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Macsan Builders, Inc.

signature by J. A. McDanal has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 27th day of January, 1978
Macsan Builders, Inc.

ATTEST:

ODOM, MAY & DEBUYS

Secretary.

By J. A. McDanal, Vice President

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

Jefferson COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. A. McDanal, whose name as President of the Macsan 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 27th day of January, 1978

James J. Odom, Jr.

Notary Public

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

1978 FEB -3 AM 10:04

Need tax - 3.00
F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE Rec. 3.00
1.00
7.00

See Reg. 374-309



19780203000014160 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/03/1978 12:00:00AM FILED/CERT

BOOK 310 PAGE 331