

THIS INSTRUMENT PREPARED BY:

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

8133

19780227000023590 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
02/27/1978 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  
Fifty-three Thousand, Nine Hundred and 00/100-----Dollars

to the undersigned grantor, Cornerstone Properties, Inc.  
a corporation, in hand paid by C. A. Pharis Johnson, Jr. and Phyllis L. Johnson,  
the receipt whereof is acknowledged, the said

Cornerstone Properties, Inc.  
does by these presents, grant, bargain, sell, and convey unto the said  
C. A. Pharis Johnson, Jr. and Phyllis L. Johnson,  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 35, in Block 1, according to the Survey of Southwind, Second Sector, as recorded  
in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) A 35-foot building set back line from Tahiti Lane;  
3) A 10-foot utility easement over South side and 7.5-foot utility easement over West  
side, as shown on recorded map of said subdivision; 4) Restrictive covenants and  
conditions dated Sept. 8, 1976, recorded in Misc. Book 16, Page 673, in Probate Office;  
5) Agreement with Alabama Power Company, dated October 5, 1976, recorded in Misc.  
Book 17, Page 394, in Probate Office; 6) Restrictive covenants as to underground cables,  
dated Oct. 5, 1976, recorded in Misc. Book 17, Page 397; 7) Transmission line permit  
to Alabama Power Company, dated October 8, 1976, and recorded in Deed Book 302, Page  
in Probate Office.

\$23,900.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said C. A. Pharis Johnson, Jr. and Phyllis L. Johnson,  
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 C. A. Pharis Johnson, Jr. and Phyllis L. Johnson, 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

C. A. Pharis Johnson, Jr. and Phyllis L. Johnson, 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 22nd day of February, 1978.

ATTEST:

CORNERSTONE PROPERTIES, INC.

Secretary.

By Donald M. Acton  
Donald M. Acton Vice President

ODOM, MAY & DEBUYS



TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

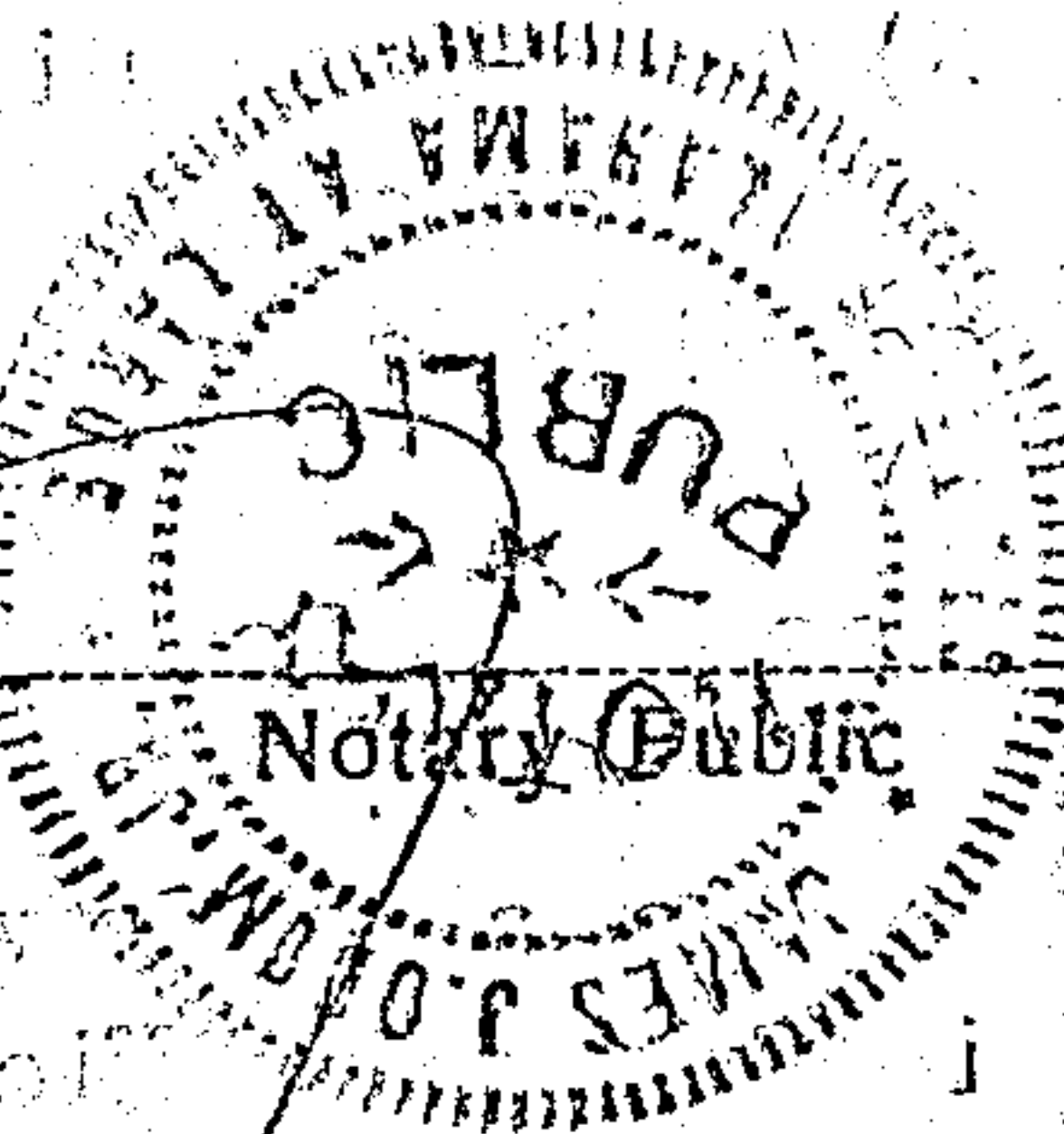
615 No. 21st Street Birmingham, Ala.

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 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 22nd day of February, 1978.



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

1978 FEB 27 AM 8:22

Thomas G. Snowden, Jr.  
JUDGE OF PROBATE

See Mtg. 375.30  
Deed tax - 30.00  
Rec - 30.00  
100  
34.00



19780227000023590 2/2 \$.00  
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BOOK 310 PAGE 677