

THIS INSTRUMENT PREPARED BY:

8168

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;

19780227000023600 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/27/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Fifty-two Thousand, Nine Hundred and 00/100-----Dollars
to the undersigned grantor, Cornerstone Properties, Inc.,
a corporation, in hand paid by Joseph G. Fournier and Phyllis W. Fournier,
the receipt whereof is acknowledged, the said

Cornerstone Properties, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Joseph G. Fournier and Phyllis W. Fournier,
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 41, in Block 1, according to the Survey of Southwind, 2nd 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) 10-foot utility easement over South side and 20-foot
utility easement over West side, as shown on recorded map; 3) 35-foot building set back
line from Tahiti Lane; 4) Restrictive covenants and conditions dated Sept. 8, 1976, recorded
in Misc. Book 16, Page 673, in Probate Office; 5) Agreement with Alabama Power Co.
dated Oct. 5, 1976, recorded in Misc. Book 17, Page 394, in Probate Office; 6) Restrictive
covenants as to underground cables, dated October 5, 1976, recorded in Misc. Book 17,
Page 397, in Probate Office; 7) Transmission line permit to Alabama Power Company
dated Oct. 8, 1976, recorded in Deed Book 302, Page 78, in Probate Office.

\$42,300.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Joseph G. Fournier and Phyllis W. Fournier,
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 Joseph G. Fournier and Phyllis W. Fournier, 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

Joseph G. Fournier and Phyllis W. Fournier, 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 24th day of February, 1978.

ATTEST:

CORNERSTONE PROPERTIES, INC.

By Donald M. Acton
Donald M. Acton Vice President

Secretary.

Odom, May & Deburgs

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

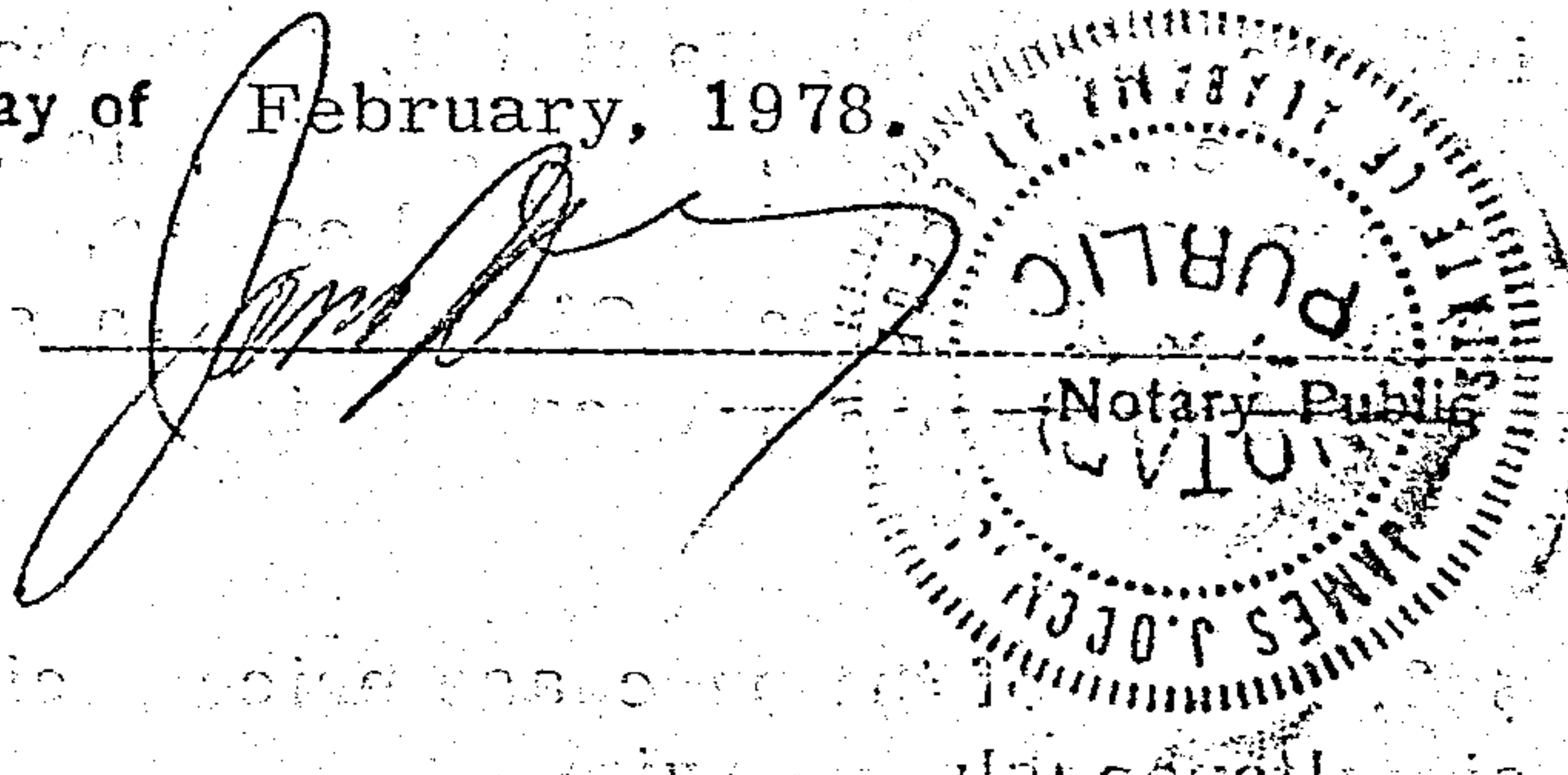
615 No. 21st Street Birmingham, Ala.

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 24th day of February, 1978.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 FEB 27 AM 9:48
JUDGE OF PROBATE

See mty 374-86
1100
Pg 300
1500



19780227000023600 2/2 \$.00
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