

THIS INSTRUMENT PREPARED BY:

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

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

845-7

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Fifty-four Thousand, Nine Hundred and 00/100-----Dollars
to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by Frederick W. Ulbricht, Jr. and Patricia Ann Ulbricht,
the receipt whereof is acknowledged, the said
Cornerstone Properties, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Frederick W. Ulbricht, Jr. and Patricia Ann Ulbricht,
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 99, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map
Book 6, Page 141, in the Probate Office of Shelby County, Alabama.
Situated in the Town of Helena, Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Whirlaway Circle;
3) Utility easements as shown on recorded map of said subdivision; 4) Restrictive
covenants and conditions recorded in Misc. Book 18, Page 598, in Probate Office;
5) Easement to Alabama Power Company recorded in Deed Book 55, Page 454, in Probate
Office.

19780306000028370 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/06/1978 12:00:00AM FILED/CERT

\$49,400.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Frederick W. Ulbricht, Jr. and Patricia Ann Ulbricht
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 Frederick W. Ulbricht, Jr. and Patricia Ann Ulbricht, 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

Frederick W. Ulbricht, Jr. and Patricia Ann Ulbricht, 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 1st day of March, 1978.

ATTEST:

CORNERSTONE PROPERTIES, INC.

Secretary.

By Donald M. Acton
Donald M. Acton Vice President

ODOM, MAY & DEBUYS

ATTORNEYS PR [REDACTED] NAL ASSOCIATION
P.O. BOX 2605

615 No. 21st Street

Birmingham, Ala.

ALABAMA TITLE COMPANY, INC.

THIS FORM FURNISHED BY



19780306000028370 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/06/1978 12:00:00AM FILED/CERT

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 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 1st day of March, 1978.

[Signature]
Notary Public

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

1978 MAR -6 AM 8:28

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 5.50
Rec. 3.00
Ind. 1.00
9.50
See mtg

BOOK 310 PAGE 808