

THIS INSTRUMENT PREPARED BY:

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



19780414000045420 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/14/1978 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

441

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

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

Fifty-five Thousand, One Hundred Twenty-five and No/100 Dollars,
to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by Gilbert K. Marshall and Linda R. Marshall,
the receipt whereof is acknowledged, the said

Cornerstone Properties, Inc.,

does by these presents, grant, bargain, sell, and convey unto the said

Gilbert K. Marshall and Linda R. Marshall,

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 10, in Block 7, according to the Survey of Southwind, Third Sector, as recorded in
Map Book 7, Page 25, in the Probate Office of Shelby County, Alabama.
Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Tropical Circle
and Tropical Lane; 3) Utility easement as shown on recorded map of said subdivision;
4) Transmission line permit to Alabama Power Company dated Nov. 2, 1977, recorded
in Deed Book 309, Page 375, in Probate Office; 5) Restrictions recorded in Misc. Book
23, Page 535, in Probate Office; 6) Restrictions as to underground cables, recorded in
Misc. Book 24, Page 434, in Probate Office; 7) Agreement with Alabama Power Company
recorded in Misc. Book 24, Page 439, in Probate Office.

\$52,350.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Gilbert K. Marshall and Linda R. Marshall,
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 Gilbert K. Marshall and Linda R. Marshall, 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

Gilbert K. Marshall and Linda R. Marshall, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

CORNERSTONE PROPERTIES, INC.

signature by Donald M. Acton has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 12th day of April, 1978.

ATTEST:

CORNERSTONE PROPERTIES, INC.

By Donald M. Acton
Donald M. Acton ~~Vice~~ President

Secretary.

Odom, May + De Bunge

ODOM, ROBERTSON & THOMPSON
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.



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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 12th day of April, 1978.

[Signature]
Notary Public

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

1978 APR 14 AM 8:42

Thomas A. [Signature]
JUDGE OF PROBATE

Deed 3.00 Dcmty. 376-807
Rec. 3.00
Ind. 1.00
7.00

BOOK 311 PAGE 503