

THIS INSTRUMENT PREPARED BY:

39

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

19780501000051130 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/01/1978 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

Forty-four Thous and, Five Hundred and No/100 Dollars,
to the undersigned grantor, Burnett Building Service, Inc.,
a corporation, in hand paid by Jesse P. Burns and Eunice F. Burns,
the receipt whereof is acknowledged, the said

Burnett Building Service, Inc.,
does by these presents, grant, bargain, sell, and convey unto the said
Jesse P. Burns and Eunice F. Burns,

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 10, in Block 2, of Mountain View Estates Subdivision, as recorded in Map Book 4,
Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

759
PAGE
311
BOOK
SUBJECT TO: 1) Current taxes; 2) Restrictive covenants and conditions filed for record
on January 23, 1958, in Deed Book 191, Page 221, in Probate Office; 3) Mineral and mining
rights excepted from the West 990 feet of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 34, Twp. 20 South,
Range 3 West, as reserved in Deed Book 70, page 88; 4) Transmission line permits to
Alabama Power Co. recorded in Deed Book 134, Page 360; in Deed Book 134, Page 363, in
Deed Book 198, Page 495, and Deed Book 228, Page 798; 5) Right of way deed to Shelby
County recorded in Deed Book 155, Page 549; 6) the South 10 feet of the lots is subject to
easement for drainage and utilities, as shown by map of subdivision recorded in Map Book
4, Page 19, in Probate Office; 7) Permit to Alabama Power Company and South Central
Bell, recorded in Deed Book 310, Page 211, in Probate Office.

\$42,250.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Jesse P. Burns and Eunice F. Burns,
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 Burnett Building Service, Inc. does for itself, its successors
and assigns, covenant with said Jesse P. Burns and Eunice F. Burns, 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

Jesse P. Burns and Eunice F. Burns, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Burnett Building Service, Inc. has hereunto set its
signature by Marvin Burnett, its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 28th day of April, 1978.

ATTEST:

BURNETT BUILDING SERVICE, INC.

By Marvin Burnett
Marvin Burnett, Vice President

Secretary.

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 Marvin Burnett whose name as President of the Burnett Building Service, 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 28th day of April, 1978.



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

1978 MAY - 1 AM 11:12

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax 2 50
Rec. 3 00
1 00
6 50

See mtg - 377-443



19780501000051130 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/01/1978 12:00:00AM FILED/CERT

BOOK 311 PAGE 760