



19780626000080650 1/3 \$.00
Shelby Cnty Judge of Probate, AL
06/26/1978 12:00:00AM FILED/CERT

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;

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

Forty-five Thousand, Five Hundred and no/100 Dollars

to the undersigned grantor, Burnett Building Service, Inc.,
a corporation, in hand paid by Milton Grider Oglesby, Jr. and Betty Sharon Oglesby,
the receipt whereof is acknowledged, the said

Burnett Building Service, Inc.,

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

Milton Grider Oglesby, Jr. and Betty Sharon Oglesby,

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

Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO: 1) Current taxes; 2) Right of way to Shelby County, dated April 27, 1959, recorded in Deed Book 205, Page 99, in Probate Office; 3) Permit to Alabama Power Company, dated August 18, 1963, recorded in Deed Book 228, Page 195, in Probate Office;

\$40,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Milton Grider Oglesby, Jr. and Betty Sharon Oglesby, 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 Milton Grider Oglesby, Jr. and Betty Sharon Oglesby, 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

Milton Grider Oglesby, Jr. and Betty Sharon Oglesby, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

BURNETT BUILDING SERVICE, INC.

signature by Marvin Burnett,

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 23rd day of June, 1978.

ATTEST:

BURNETT BUILDING SERVICE, INC.

Secretary.

By Marvin Burnett
Marvin Burnett, Vice President

615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

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 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 23rd day of June, 1978.

John H. Dwyer
Notary Public

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GUARANTY SVGS. LN. ASSN.
2012 SECOND AVENUE, NORTH
BIRMINGHAM, ALA. 35203

BOOK 313 PAGE 149

EXHIBIT "A"

A parcel of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, more particularly described as follows: Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, Township and Range; thence Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 51.58 feet; thence 12 deg. 33 min. right, in a Southwesterly direction a distance of 433.74 feet; thence 50 deg. left in a Southeasterly direction a distance of 90.0 feet; thence 90 deg. right in a Southwesterly direction a distance of 410.0 feet; thence 90 deg. right in a Northwesterly direction a distance of 131.00 feet to the point of beginning; thence continue along last described course a distance of 395.00 feet; thence 90 deg. right, in a Northeasterly direction a distance of 215.00 feet; thence 90 deg. right, in a Southeasterly direction a distance of 395.00 feet; thence 90 deg. right, in a Southwesterly direction a distance of 215.00 feet to the point of beginning. Said parcel contains 1.95 acres. Situated in Shelby County, Alabama.

Together with a perpetual easement over, and across the lands belonging to Mary Evelyn Oglesby described as follows: A 20-foot wide easement 10 feet on each side of center line situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, Township and Range; thence Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 51.58 feet; thence 12 deg. 33 min. right in a Southwesterly direction a distance of 433.74 feet; thence 50 deg. left, in a Southeasterly direction a distance of 90.0 feet; thence 90 deg. right, in a Southwesterly direction a distance of 410.0 feet; thence 90 deg. right, in a Northwesterly direction a distance of 428.34 feet to the point of beginning of herein described center line; thence 126 deg. 47 min. 50 sec. left in a Southwesterly direction along the center line of said easement, a distance of 45.9 feet; thence 18 deg. 58 min. 50 sec. right in a Southwesterly direction a distance of 81.2 feet; thence 20 deg. 28 min. right, in a Southwesterly direction a distance of 111.2 feet; thence 12 deg. 49 min. 40 sec. right, in a Southwesterly direction a distance of 62.1 feet; thence 8 deg. 41 min. right, in a Southwesterly direction a distance of 142.50 feet; thence 14 deg. 45 min. 30 sec. left, in a Southwesterly direction a distance of 61.0 feet; thence 72 deg. 13 min. right, in a Northwesterly direction a distance of 26.20 feet; thence 29 deg. 07 min. 20 sec. left, in a Westerly direction a distance of 19.9 feet to the Easterly right of way line of Shelby County Highway 35.



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

1978 JUN 26 PM 12:15

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Rec'd 5:00 Sec mty 579-718
Rec. 4:50
Ind. 1:00
10:50