

THIS INSTRUMENT PREPARED BY:

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

19780703000085350 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/03/1978 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

1963

BIRMINGHAM, ALA

State of Alabama

SHELBY COUNTY;

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

Fifty-two Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Cornerstone Properties, Inc.,
a corporation, in hand paid by Robert F. Ball and Joanne M. Ball,
the receipt whereof is acknowledged, the said
Cornerstone Properties, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Robert F. Ball and Joanne M. Ball,

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

Shelby County, Alabama, to-wit:

Lot 5, in Block 7, according to the Survey of Southwind, Third Sector, as recirded 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 Lane;
3) 10-foot utility easement across North side of said lot 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) Restrictive covenants and
conditions recorded in Misc. Book 23, Page 535, in Probate Office; 6) Agreement with
Alabama Power Co. recorded in Misc. Book 24, Page 439, in Probate Office; 7) Restrictio
as to underground cables, recorded in Misc. Book 24, Page 434, in Probate Office.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert F. Ball and Joanne M. Ball
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 Robert F. Ball and Joanne M. Ball, 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
Robert F. Ball and Joanne M. Ball, their
heirs, executors and assigns forever, against the lawful clims 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 July, 1978.

ATTEST:

CORNERSTONE PROPERTIES, INC.

Secretary.

By Donald M. Acton
Donald M. Acton Vice President

Odom, May & Delany
P.O. 2605

615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.



19780703000085350 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/03/1978 12:00:00AM FILED/CERT

WARRANTY DEED

CORPORATION

TO

State of Alabama

JEFFERSON COUNTY;

BOOK 313 PAGE 349

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 July 1978.

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

Notary Public

1978 JUL -3 PM 3:00

Thomas A. Snowles, Jr.
JUDGE OF PROBATE

See mtg - 379 -
Deed Tax 13.00
Rec 3.00
1.00
17.00