

THIS INSTRUMENT PREPARED BY:

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

1282

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
Sixty-six Thousand, Five Hundred and no/100 Dollars

to the undersigned grantor, Macsan Builders, Inc.
a corporation, in hand paid by Ralph L. Rosier and Linda M. Rosier
the receipt whereof is acknowledged, the said
Macsan Builders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Ralph L. Rosier and Linda M. Rosier
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 56, 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 lines from Whirlaway Circle;
3) 10-foot utility easement over North side of said lot as shown on recorded map;
4) Restrictive covenants and conditions filed for record 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.

19780828000114760 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/28/1978 12:00:00AM FILED/CERT

\$53,200.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Ralph L. Rosier and Linda M. Rosier
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 Macsan Builders, Inc. does for itself, its successors
and assigns, covenant with said Ralph L. Rosier and Linda M. Rosier, 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

Ralph L. Rosier and Linda M. Rosier, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

MACSAN BUILDERS, INC. has hereunto set its
signature by J. A. McDanal its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 25th day of August, 1978.

ATTEST:

MACSAN BUILDERS, INC.

By J. A. McDanal
J. A. McDanal, Vice President

Secretary.

ODOM, MAY & DEBUYS

ATTORNEYS PROFESSIONAL ASSOCIATION
P.O. BOX 2805
BIRMINGHAM, ALABAMA 35202

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

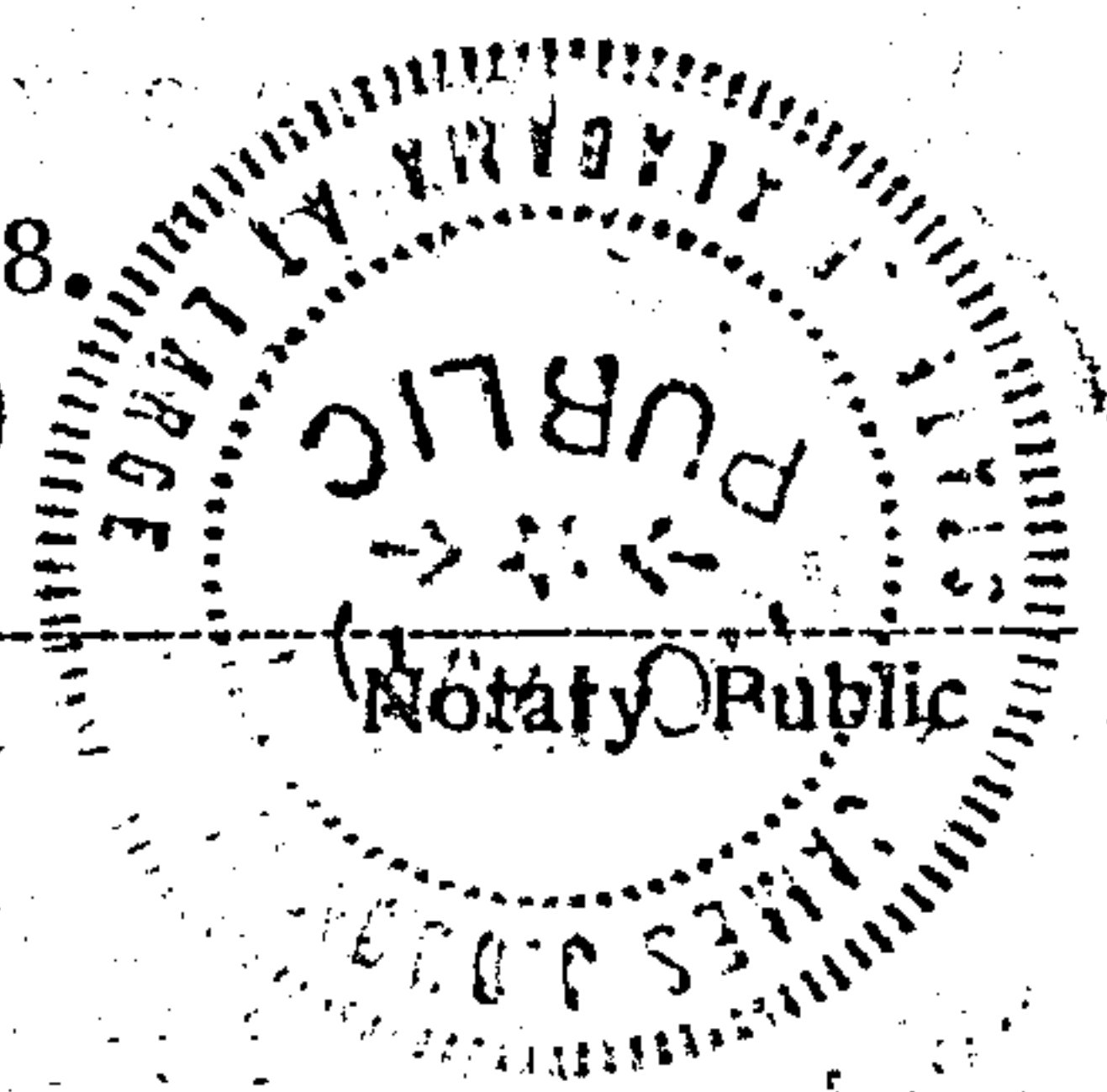
State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. A. McDanal, whose name as President of the Macsan Builders, 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 25th day of August, 1978.

James A. Odom



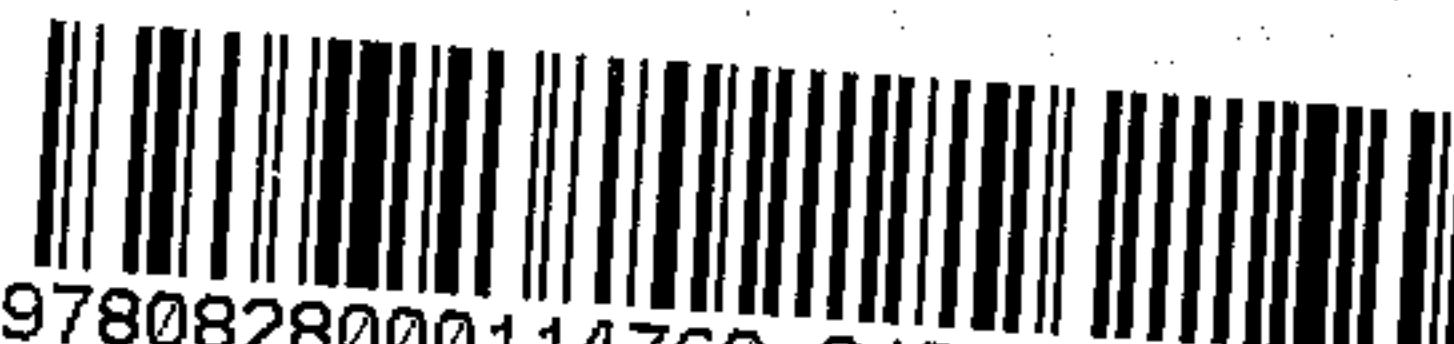
BOOK 314 PAGE 599

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

1978 AUG 28 AM 8:18

Thomas A. Shaw
JUDGE OF PROBATE

Seed Tay - 13.50
Rec. 3.00
Ind. 1.00
17.50



19780828000114760 2/2 \$.00
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