

THIS INSTRUMENT PREPARED BY:

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

640

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-seven Thousand, Five Hundred and no/100 Dollars

to the undersigned grantor, Burnett Building Service, Inc.  
a corporation, in hand paid by Johnny Ray Penhale and Mary S. Penhale  
the receipt whereof is acknowledged, the said  
Burnett Building Service, Inc.

does by these presents, grant, bargain, sell, and convey unto the said  
Johnny Ray Penhale and Mary S. Penhale

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) Transmission line permits to Alabama Power Company  
recorded in Deed Book 102, Page 256; Deed Book 105, Page 253; Deed Book 105, Page 252;  
Deed Book 119, Page 456, and in Deed Book 142, Page 85, in Probate Office; 3) Right of way  
deeds to Shelby County, recorded in Deed Book 153, Page 492, and in Deed Book 216, Page  
587, in Probate Office; 4) Rights of others in and to use of easement described above.

\$38,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Johnny Ray Penhale and Mary S. Penhale  
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 Johnny Ray Penhale and Mary S. Penhale, 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

Johnny Ray Penhale and Mary S. Penhale, 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,

who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 8th day of December, 1978.

BURNETT BUILDING SERVICE, INC.

ATTEST:

Secretary.

By

Marvin Burnett,

Vice President

Odom, Mary + DeLuys



THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street      Birmingham, Ala.

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 8th day of December, 1978.

*Leanne S. Cantrell*  
Notary Public



19781218000168040 2/3 \$.00  
Shelby Cnty Judge of Probate, AL  
12/18/1978 12:00:00AM FILED/CERT

BOOK PAGE 316 893

# EXHIBIT "A"

A parcel of land located in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16, Township 21 South, Range 3 West, and run Westerly along the South side of the said  $\frac{1}{4}$ - $\frac{1}{4}$  for 391.97 feet to a point on the East Right of Way of Shelby County Road No. 17; then turn an angle of 92 degrees 26 minutes 06 seconds to the right and run Northerly along the East Right of Way of said road for 103.00 feet to a concrete Right of Way marker on the East Right of Way of said Road No. 17, then turn an angle of 5 degrees 13 minutes 33 seconds to the right and run Northerly along the East Right of Way of said Road No. 17 for 44.00 feet; then turn an angle of 87 degrees 50 minutes 11 seconds to the right and run Easterly for 512.76 feet; then turn an angle of 81 degrees 08 minutes 18 seconds to the right and run Southerly for 97.56 feet to a point on the South side of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16, Township 21 South, Range 3 West; then turn an angle of 93 degrees 21 minutes 52 seconds to the right and run Westerly for 134.40 feet back to the point of beginning.

Also a 30 foot wide easement for ingress and egress from Shelby County Highway 26, the center line of said easement being more particularly described as follows: Commence at the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16, Township 21 South, Range 3 West, thence in an Easterly direction along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, a distance of 137.22 feet; thence 93 degrees 21 minutes 52 seconds left, in a Northwesterly direction, a distance of 97.56 feet; thence 81 degrees 08 minutes 18 seconds left, in a Northwesterly direction, a distance of 57.55 feet to the Point of Beginning of herein described center line; thence 105 degrees 18 minutes 48 seconds right, in a Northeasterly direction, a distance of 102.22 feet; thence 24 degrees 10 minutes 30 seconds left, along said center line, in a Northwesterly direction, a distance of 420.52 feet to the Southerly Right of Way of said Highway 26 and end of herein described center line.

*deed/tr* 9.50  
*rec.* 4.50  
*and* 1.00  
15.00

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

NOV 18 AM 9:12

*James P. [Signature]*  
 JUDGE OF PROBATE



19781218000168040 3/3 \$.00  
 Shelby Cnty Judge of Probate, AL  
 12/18/1978 12:00:00AM FILED/CERT

BOOK 316 PAGE 894