NAME: John Martin Galese, Attorney

ADDRESS: P.O. Box 336, Birmingham, Alabama 35201

CORPORATION WARRANTY DEED

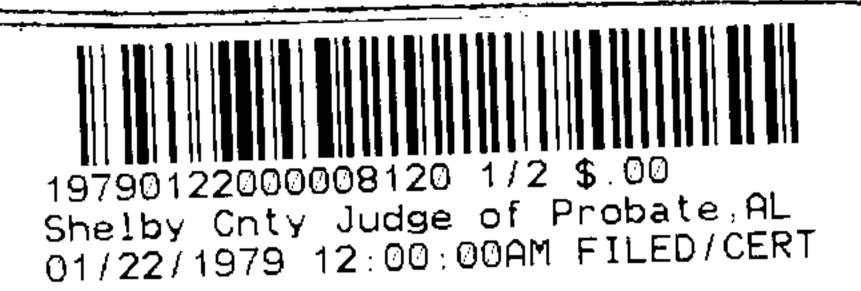
## Alabama Title Co., Inc.

BIRMINGHAM, ALA

## State of Alabama

SHELBY

COUNTY;



KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of \$64,000.00-----

to the undersigned grantor, David Fowler Homes, Inc. a corporation, in hand paid by Joseph L. and wife Kathryn L. Brasher the receipt whereof is acknowledged, the said David Fowler Homes, Inc., a corporation

does by these presents, grant, bargain, sell, and convey unto the said Joseph L. and wife Kathryn L. Brasher

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

Lot 4 of the J.A. Jones Survey. Situated in the SW4 - NW4 of Sec. 3 T. 19 S. R. 2 W. Shelby County, Alabama. Recorded in Map Book 7, Page 74. Mineral and mining rights excepted.

The following restrictions to run with the land. Only a single family dwelling used only for residential use having 1700 sq. feet of living area or more excluding porches, carports, garage or basement. No building closer than 15% of the lot width to side property lines nor closer than 75 feet to road right of way or rear property line. No fence to be erected closer to front road than the front corner of house. No trailers, mobile homes, garage apartments, barn or other outbuildings shall be erected on this lot for use either temporary or permanently as a residence. Only domestic pets are allowed.

An easement 20 feet wide across west frontage of lot for access to adjoining lots.

\$ 64,600 of the purchase price herein was paid from the proceeds of a third party mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Joseph L. and wife Kathryn L. Brasher 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

David Fowler Homes, Inc.

does for itself, its successors

and assigns, covenant with said Joseph L. and wife Kathryn L. Brasher helfs 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 Joseph L. and wife Kathryn L. Brasher

heirs, executors and assigns forever, against the lawful chims of all persons.

IN WITNESS WHEREOF, The said David Fowler Homes, Inc.

signature by David F. Fowler its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this day of January, 1979.

ATTEST:

Secretary.

By Many Tacala.

President

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

215 NORTH 21ST STREET

BIRMINGHAM, ALABAMA 35203

## State of Alabama

**JEFFERSON** 

COUNTY;

Shelby Cnty Judge of Probate, AL 01/22/1979 12:00:00AM FILED/CERT

the undersigned David F. Fowler county in said state, hereby certify that President of the David Fowler Homes, Inc. whose name as

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

January, 1979.

My Commission Expires August 22, 1932

, a Notary Public in and for said

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JUDGE OF PROBATE And. 1.00