

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.

ADDRESS: 620 North 22nd Street
Birmingham, Alabama 35203 843

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-one Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Macsan Builders, Inc.
a corporation, in hand paid by Edward Agostinelli, Jr. and Jo Ann Agostinelli
the receipt whereof is acknowledged, the said

Macsan Builders, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Edward Agostinelli, Jr. and Jo Ann Agostinelli

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

Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, 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 line from Dearing Downs Drive;
3) Utility easements as shown on recorded map of said subdivision; 4) Restrictions filed for
record on February 9, 1977, in Misc. Book 18, Page 593, in Probate Office; 5) Transmission
line permits to Alabama Power Company, dated Sept. 10, 1952, recorded in Deed Book 155,
Page 107, in Probate Office; 6) Permit to Alabama Power Company and South Central Bell,
dated Feb. 10, 1977, and recorded in Deed Book 306, Page 721, in Probate Office.

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Shelby Cnty Judge of Probate, AL
01/24/1979 12:00:00AM FILED/CERT

\$54,300.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Edward Agostinelli, Jr. and Jo Ann Agostinelli
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 Edward Agostinelli, Jr. and Jo Ann Agostinelli
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 Edward Agostinelli, Jr. and Jo Ann Agostinelli
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 18th day of January, 1979.

ATTEST:

MACSAN BUILDERS, INC.

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

Secretary.

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 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 18th day of January, 1979

J. A. McDanal
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1979 JAN 24 AM 9:12
See pty 387. 679
Deed fee - 800
Rec. - 300
100
1200
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

BOOK 317 PAGE 423

1979012400009740 2/2 \$.00
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