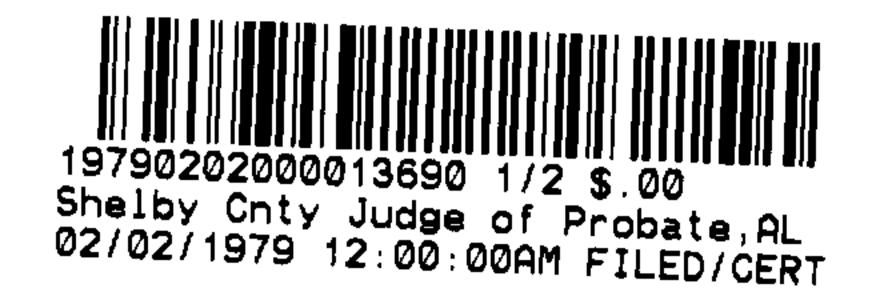
THIS INSTRUITENT PREPARED BY:

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



CORPORATION WARRANTY DEE)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabarna

8

SHELBY

COUNTY;

KNOW ALL MEN 3Y THESE PRESENTS, That for and in consideration of

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

to the undersigned granter,

Cornerstone Properties, Inc.

a corporation, in hand paid by

David P. Murphy and Kay E. Murphy

the receipt whereof is acl nowledged, the said

Cornerstone Properties, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

David P. Murphy and Kay E. Murphy

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

Shelby County, Alabama, to-wit:

Lot 9, in Block 7, according to the Survey of Southwind, Third Sector, as recorded 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 Circle; 3) Utility easements 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 O fice; 5) Restrictions recorded in Misc. Book 23, Page 535, in Probate Office; 6) Restrictions as to underground cables, recorded in Misc. Book 24, Page 434, in Probate Office; 7) Agreement with Alabama Power Company recorded in Misc. Book 24, Page 439, in Probate Office.

\$45,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously he rewith.

TO HAVE AND TO HOLD Unto the said David P. Murphy and Kay E. Murphy 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 David P. Murphy and Kay E. Murphy, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free fro

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 defen I the same to the said

David P. Murphy and Kay E. Murphy, their heirs, executors and assigns forever, against the lawful chims of all persons.

IN WITNESS WHEREOF, The said

CORNERSTONE PROPERTIES, INC. has hereunto set its signature by Mark H. Acton, Jr. its Vice President, who is duly authorized, and has hereunto set its vice President, and has hereunto set its vice Pres

on this 31st day of January, 1979.

615 No. 21st Street Birminghar	ALABAMA TITLE COMPANY, I		MARRAINTYDE	
nam, Ala.	NC			

State of Alabama

JEFFERSON

the undersign	ed		, a Notary Public in and for said				
county in said state, her	eby certify that	Mark H. Ac	ton, Jr.		•	1	
whose name as	Vice	President of the	Cornerstone	Properties,	Inc.	,	
a corporation, is signed	to the foregoing	conveyance, and	who is known to m	e, acknowledge l	efore me on	this day	
that being informed of t	he contents of th	ie conveyance, he,	as such officer and	with full authori	ty, executed the	he same	
voluntarily for and as the act of said corporation.							

Given under my hand and official seal, this the 31st day of January, 1979.

919 FEB 12 AH 9-28

JUDGE OF PROBATE

Notary Public deed 11.50 See Mity 387-fg 92.

Rec. 1.00

19790202000013690 2/2 \$.00 19790202000013690 2/2 \$.00 Shelby Cnty Judge of Probate, AL 02/02/1979 12:00:00AM FILED/CERT