

THIS INSTRUMENT PREPARED BY:

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

19790202000013690 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/02/1979 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

82

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Fifty-six Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by David P. Murphy and Kay E. Murphy
the receipt whereof is acknowledged, 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.

317 PAGE 605
BOOK 317
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 Office; 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 herewith.

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 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

David P. Murphy and Kay E. Murphy, their
heirs, executors and assigns forever, against the lawful claims 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 caused the same to be attested by its Secretary,
on this 31st day of January, 1979.

ATTEST:

Secretary.

CORNERSTONE PROPERTIES, INC.
By Mark H. Acton, Jr.
Mark H. Acton, Jr. Vice President

615 No. 21st Street Birmingham, Ala.

ALABAMA TITLE COMPANY, INC.

THIS FORM FURNISHED BY

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 Mark H. Acton, Jr., whose name as Vice President of the Cornerstone Properties, 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 31st day of January, 1979.

Louise S. Cantrell
Notary Public

STATE OF ALA. SHELBY CO.
RECEIVED THIS
FILED

1979 FEB 12 AM 9:28

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

deed 11.50 See Mtg 387-Pg 922
Rec 3.00
Ind 1.00
15.50

BOOK 317 PAGE 606

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