982

THIS INSTRUMENT PREPARED BY:

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

19790227000024100 1/2 $.00
Shelby Cnty Judge of Probate, AL
02/27/1979 12:00:00AM FILED/CERT

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
Fifty-one Thousand, Nine Hundred and no/100 Dollars
to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by William M. Foshee and Patricia C. Brooks
the receipt whereof is acknowledged, the said Cornerstone Properties, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
William M. Foshee and Patricia C. Brooks
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 4, Block 7, according to 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 Lane; 3) 10-foot easement along the North side and 10' along the East side of said lot for public utilities as shown on recorded map of said subdivision. All easements shown on said map are for public utilities, sanitary sewers, storm sewers and storm ditches; 4) Restrictive covenants and conditions recorded in Misc. Book 23, Page 535, in Probate Office; 5) Transmission line permit to Alabama Power Company dated Nov. 2, 1977, recorded in Deed Book 309, Page 375, in Probate Office; 6) Restrictions as to underground cables, recorded in Msic. Book 24, Page 434, in Probate Office; 7) Agreement with Alabama Power Company recorded in Misc. Book 24, Page 439, in Probate Office.

MAP 35
BOOK 310

$46,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said William M. Foshee and Patricia C. Brooks 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 William M. Foshee and Patricia C. Brooks, 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
William M. Foshee and Patricia C. Brooks, 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 23rd day of February, 1979.

ATTEST:

_____
Secretary.

CORNERSTONE PROPERTIES, INC.

By Mark H. Acton, Jr.
Mark H. Acton, Jr. Vice President

ODOM, ROBERTSON & THOMPSON
620 NORTH 22nd STREET
BIRMINGHAM, ALABAMA 35203

[redacted]

TO

[redacted]

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

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 23rd day of February, 1979.

See Misc. 388- 599

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

1979 FEB 27 AM 9:16

JUDGE OF PROBATE

Deed Tax 5.50
Rec 3.00
Ind. 1.00
9.50

Notary Public

BOOK 318 PAGE 37

19790227000024100 2/2 $.00
Shelby Cnty Judge of Probate,AL
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