THIS INSTRUMENT PREPARED BY:

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

19790302000025440 1/2 $.00
Shelby Cnty Judge of Probate, AL
03/02/1979 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-five Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by Tyre C. Weaver, III and Nan A. Weaver
the receipt whereof is acknowledged, the said

Cornerstone Properties, Inc.

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

Tyre C. Weaver, III and Nan A. Weaver

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

Shelby County, Alabama, to-wit:

Lot 7, 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) 5 foot easement on the North, Northeast and East sides of said lot, and 10 foot easement on the South side of said lot, for public utilities 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 Co. recorded in Misc. Book 24, Page 439, in Probate Office.

$50,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Tyre C. Weaver, III and Nan A. Weaver 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 Tyre C. Weaver, III and Nan A. Weaver, 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

Tyre C. Weaver, III and Nan A. Weaver, 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 caused the same to be attested by its Secretary,~~ on this 28th day of February, 1979.

ATTEST:

CORNERSTONE PROPERTIES, INC.

By Mark H. Acton, Jr.

Secretary.

Mark H. Acton, Jr. Vice President

ODOM, ROBERTSON & THOMPSON

BOOK 316 PAGE 159

TO

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 28th day of February, 1979.

Notary Public

MAR 160

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED
1979 MAR -2 AM 9: 10
JUDGE OF PROBATE

Deed 6.00 See Mtg 383-84
Rec. 3.00
Ind 1.00
10.00

19790302000025440 2/2 $.00
Shelby Cnty Judge of Probate,AL
03/02/1979 12:00:00AM FILED/CERT