THIS INSTRUMENT PREPARED BY:

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

826

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
Forty-eight Thousand, Six Hundred and no/100 Dollars
to the undersigned grantor, L & M Homes, Inc.
a corporation, in hand paid by George A. Barnett and Gaynell Barnett
the receipt whereof is acknowledged, the said

19790419000048050 1/2 $.00
Shelby Cnty Judge of Probate, AL
04/19/1979 12:00:00AM FILED/CERT

L & M Homes, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
George A. Barnett and Gaynell Barnett
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 27, according to the Map of Southern Hills, as recorded in Map Book 7, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Southern Hills Drive; 3) 7.5-foot utility easement over West side and 15-foot over South side as shown on recorded map; 4) Transmission line permits to Alabama Power Co. recorded in Deed Book 103, Page 171; in Deed Book 220, Page 46; in Deed Book 220, Page 40, in said Probate Office; 5) All minerals, mining and related rights previously reserved in Deed Book 114, Page 432, in Probate Office; 6) Restrictive covenants and conditions recorded in Misc. Book 25, Page 684, in Probate Office; 7) Permit to Alabama Power Co. and South Central Bell, recorded in Deed Book 315, Page 215, in Probate Office.

$46,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 319 PAGE 117

TO HAVE AND TO HOLD Unto the said George A. Barnett and Gaynell Barnett 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 L & M Homes, Inc. does for itself, its successors and assigns, covenant with said George A. Barnett and Gaynell Barnett, 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
George A. Barnett and Gaynell Barnett, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said
L & M Homes, Inc. has hereunto set its signature by Michael Miskelly its ~~President,~~ Secretary/Treasurer who is duly authorized, ~~and has caused the same to be attested by its Secretary,~~ on this 18th day of April, 1979.

L & M HOMES, INC.

ATTEST:

By Michael Miskelly
Michael Miskelly ~~Vice President~~
Secretary/Treasurer

Secretary.

ODOM, ROBINSON & THOMPSON
620 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35203

FORM #ATC-6

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
615 No. 21st Street Birmingham, Ala.

19790419000048050 2/2 $.00
Shelby Cnty Judge of Probate,AL
04/19/1979 12:00:00AM FILED/CERT

State of Alabama
JEFFERSON **COUNTY;**

I, the undersigned , a Notary Public in and for said county in said state, hereby certify that Michael Miskelly , whose name as Secretary/Treasurer ~~President~~ of the L & M Homes, 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 April, 1979.

Notary Public

BOOK 319 PAGE 118

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
79 APR 19 AM 8:46
JUDGE OF PROBATE

Deed tax - 2.50
Rec. 3.00
Ack. 1.00
6.50

See Mtg 390 Pg 721