THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.

ADDRESS: 2154 Highland Avenue
Birmingham, Alabama 35205

738

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY **COUNTY;**

19790518000061100 1/2 $.00
Shelby Cnty Judge of Probate,AL
05/18/1979 12:00:00AM FILED/CERT

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

Sixty-two Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by Melton L. Stepp and Kathleen Stepp
the receipt whereof is acknowledged, the said

Cornerstone Properties, Inc.

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

Melton L. Stepp and Kathleen Stepp

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

Shelby County, Alabama, to-wit:

Lot 14, in Block 8, 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 Lane and Caribbean Circle; 3) Utility easement over North side of said lot as shown on recorded map; 4) Transmission line permit to Alabama Power Company dated Nov. 12, 1977, recorded in Deed Book 309, Page 375, in Probate Office; 5) Restrictions recorded in Misc. Book 23, Page 535, in Probate Office; 6) Easements 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.

BOOK 319 PAGE 622

$56,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Melton L. Stepp and Kathleen Stepp 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 Melton L. Stepp and Kathleen Stepp, 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

Melton L. Stepp and Kathleen Stepp, 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 Donald M. Acton, its President, who is duly authorized, ~~and has caused the same to be attested by its Secretary,~~ on this 15th day of May, 1979.

ATTEST: CORNERSTONE PROPERTIES, INC.

Secretary.

By Donald M. Acton
Donald M. Acton, ~~Vice~~ President

ODOM MAY AND DeBUYS
P. O. BOX 3408-A
BIRMINGHAM, AL. 35205

FORM #ATC-6

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 Donald M. Acton, whose name as 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 15th day of May, 1979.

Notary Public

BOOK 319 PAGE 623

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
FILED

79 MAY 18 AM 9:21

JUDGE OF PROBATE

Sec mtg. 391-703

Deed 6.50
Rec. 3.00
Ind. 1.00
10.50

19790518000061100 2/2 $.00
Shelby Cnty Judge of Probate,AL
05/18/1979 12:00:00AM FILED/CERT