THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
ADDRESS: 2154 Highland Avenue
Birmingham, Alabama 35205

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY **COUNTY;**

980

19790524000063520 1/2 $.00
Shelby Cnty Judge of Probate,AL
05/24/1979 12:00:00AM FILED/CERT

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

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

to the undersigned grantor, Cornerstone Properties, Inc.

a corporation, in hand paid by George A. McCrea and Frances E. McCrea

the receipt whereof is acknowledged, the said

Cornerstone Properties, Inc.

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

George A. McCrea and Frances E. McCrea

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

Shelby County, Alabama, to-wit:

BOOK 319 PAGE 725

Lot 19, Block 7, according to Survey of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, 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 Southwind Circle; 3) 5-foot easement over the rear of said lot, and 5-foot over the West side for public utilities as shown on recorded map; 4) Restrictions dated October 27, 1978, recorded in Misc. Book 27, Page 978, in Probate Office; 5) Permit to Alabama Power Company dated Sept. 18, 1978, recorded in Deed Book 316, Page 359, in Probate Office; 6) Easements regarding underground cables, dated August 3, 1978, recorded in Misc. Book 28, Page 646, in Probate Office; 7) Agreement with Alabama Power Company recorded in Misc. Book 28, Page 647, in Probate Office.

$49,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said George A. McCrea and Frances E. McCrea 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 George A. McCrea and Frances E. McCrea, 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. McCrea and Frances E. McCrea, their heirs, executors and assigns forever, against the lawful claims of all persons.

Jackson COMPANY
POST OFFICE BOX 7344-A
BIRMINGHAM, ALABAMA 35223

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 22nd day of May, 1979.

ATTEST:

_____
Secretary.

CORNERSTONE PROPERTIES, INC.

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

Park Drive
Birmingham, Ala. 35223

Cornerstone Properties, Inc.

TO

George A. McCrea and wife

Frances E. McCrea

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 22nd day of May, 1979.

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
'79 MAY 24 AM 8:19

JUDGE OF PROBATE

Deed 12.50 Sec mtg. 391-949
Rec. 3.00
Gnd. 1.00
16.50

19790524000063520 2/2 $.00
Shelby Cnty Judge of Probate,AL
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