THIS INSTRUMENT PREPARED BY:

NAME: W. Howard Donovan, III

ADDRESS: 1407 City Fed. Bldg, Bham, Al. 35203

19790607000070230 1/2 $.00
Shelby Cnty Judge of Probate, AL
06/07/1979 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson **COUNTY;**

265

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Sixty One Thousand Eight Hundred Sixty Two and No/100 ($61,862.00) Dollars

to the undersigned grantor, Bill Langston Construction, Inc.
a corporation, in hand paid by Jasper Randolph Burks and Sherlyn P. Burks
the receipt whereof is acknowledged, the said Bill Langston Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Jasper Randolph Burks and Sherlyn P. Burks

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

Shelby County, Alabama, to-wit:

Lot 27 according to the survey of Dearing Downs, as recorded in Map Book 6, Page 136 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All assessments and taxes for the year 1979 and all subsequent years, which said taxes for 1979 will be a lien, but not due and payable until October 1, 1979.
2. Building setback line reserved over the north 35 feet facing Dearing Downs Drive.
3. Public utility easements reserved as shown by recorded plat, including 10 foot easement on the south side of lot.
4. Restrictions filed for record on February 9, 1977, recorded in Misc. Book 18, Page 593 in Probate Office.
5. Transmission Line Permit to Alabama Power Company dated September 10, 1952 recorded in Deed Book 155, Page 107 in Probate Office.
6. Permit to Alabama Power Company and South Central Bell dated Feb. 10, 1977 recorded in Deed Book 306, Page 721 in Probate Office.

BOOK 319 PAGE 954

$52,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD Unto the said Jasper Randolph Burks & Sherlyn P. Burks 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 Bill Langston Construction, Inc. does for itself, its successors and assigns, covenant with said Jasper Randolph Burks & Sherlyn P. Burks 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 Jasper Randolph Burks & Sherlyn P. Burks heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Bill Langston Construction, Inc. has hereunto set its signature by Bill Langston its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 31 day of May, 79

ATTEST:
Mabellene Langston
Secretary.

By William Langston
Bill Langston xVice President

Bill Langston

Stevenson & Large

FORM #ATC-6

SKINNER, LARGE & DONOVAN
ATTORNEYS AT LAW
1407-16 CITY FEDERAL BLDG.
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

BOOK 319 PAGE 955

State of Alabama

COUNTY;

I, W. Thomas Donovan, a Notary Public in and for said county in said state, hereby certify that Bill Langston, whose name as President of the Bill Langston Contractor, 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 31 day of May 79

W. Thomas Donovan
Notary Public

See Mtg 392-444

deed 9.50
rec. 3.00
ind 1.00
13.50

JUN 7 AM 8 18

JUDGE OF PROBATE

19790607000070230 2/2 $.00
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