

THIS INSTRUMENT PREPARED BY:

739

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

19790618000075410 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/18/1979 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

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

to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by William Oliver Cummings and Sue E. Cummings
the receipt whereof is acknowledged, the said
Cornerstone Properties, Inc.

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

William Oliver Cummings and Sue E. Cummings
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 22, 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 East and Southwest sides of said lot, and a 10-foot easement over
the South side of said lot 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, in Misc.
Book 28, Page 646, in Probate Office; 7) Agreement with Alabama Power Company dated
August 3, 1978, recorded in Misc. Book 28, Page 647, in Probate Office.

\$66,900.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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320
TO HAVE AND TO HOLD Unto the said William Oliver Cummings and Sue E. Cummings
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 William Oliver Cummings and Sue E. Cummings, 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

William Oliver Cummings and Sue E. Cummings, 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 June, 1979.

CORNERSTONE PROPERTIES, INC.

ATTEST:

Secretary.

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

615 No. 21st Street Birmingham, Ala.

ALABAMA TITLE COMPANY, INC.

THIS FORM FURNISHED BY

WARRANTY DEED

CORPORATION

TO

State of Alabama

JEFFERSON COUNTY;

19790618000075410 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/18/1979 12:00:00AM FILED/CERT

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 June, 1979.

[Signature]
Notary Public

15 JUN 18 AM 9:13
JUDGE OF PROBATE
Rec. 300
Ind. 100
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