THIS INSTRUMENT PREPARED BY:

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

19790619000076790 1/2 $.00
Shelby Cnty Judge of Probate,AL
06/19/1979 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc. 948

BIRMINGHAM, ALA.

State of Alabama

SHELBY **COUNTY;**

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

Sixty Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by Byron E. Smith and Nancy B. Smith
the receipt whereof is acknowledged, the said
Cornerstone Properties, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Byron E. Smith and Nancy B. Smith
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 13, 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 Caribbean Circle; 3) 5-foot utility easement over West 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 439, in Probate Office; 7) Agreement with Alabama Power Co. recorded in Misc. Book 24, Page 439, in Probate Office.

$60,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Byron E. Smith and Nancy B. Smith 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 Byron E. Smith and Nancy B. Smith, 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
Byron E. Smith and Nancy B. Smith, 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 11th day of June, 1979.

ATTEST:

CORNERSTONE PROPERTIES, INC.

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

Secretary.

[illegible] & [illegible], ATTORNEYS
[illegible]
Birmingham, Alabama 35209

FORM #ATC-6

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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 11th day of June, 1979.

Notary Public

BOOK 320 PAGE 182

JUN 19 PM 8 38

Rec mtg. 392-856

Rec. 3.00
Ind. 1.00
4.00

19790619000076790 2/2 $.00
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