THIS INSTRUMENT PREPARED BY:

1223

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

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
Fifty-nine Thousand, Four Hundred and no/100 Dollars

to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by Robert D. Hand and Mary Jo Hand
the receipt whereof is acknowledged, the said
Cornerstone Properties, Inc.

19790627000080970 1/2 $.00
Shelby Cnty Judge of Probate, AL
06/27/1979 12:00:00AM FILED/CERT

does by these presents, grant, bargain, sell, and convey unto the said
Robert D. Hand and Mary Jo Hand

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 26, Block 5, 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 Tahiti Terrace; 3) 10-foot utility easement over the Northwest side of said lot, and 10-foot utility easement over the Southwest side of said lot; 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 dated August 3, 1978, recorded in Misc. Book 28, Page 647, in Probate Office.

$53,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD Unto the said Robert D. Hand and Mary Jo Hand 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 Robert D. Hand and Mary Jo Hand, 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 Robert D. Hand and Mary Jo Hand, 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 26th day of June, 1979.

CORNERSTONE PROPER TIES, INC.

ATTEST:

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

Secretary.

ODOM MAY AND DeBUYS
P. O. BOX 3400-A
BIRMINGHAM [redacted]

[redacted]

FORM #ATC-6

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
615 No. 21st Street Birmingham, Ala.

19790627000080970 2/2 $.00
Shelby Cnty Judge of Probate,AL
06/27/1979 12:00:00AM FILED/CERT

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 26th day of June, 1979.

Notary Public

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JUN 27 PM 2:01

Deed 6.00
Rec. 3.00
Ind. 1.00
10.00

Rec mtg. 393-229