THIS [redacted]TRUMENT PREPARED BY: [redacted] [redacted]

NAME: Helms Company, Inc.

ADDRESS: P. O. Box 3552, Birmingham, AL 35211 537

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 One Hundred Thirty-Five Thousand and NO/100 ----------($135,000.00)

to the undersigned grantor, Helms Company, Inc.
a corporation, in hand paid by John H. Helms, and wife, Margaret A. Helms
the receipt whereof is acknowledged, the said Grantor, Helms Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Grantees, John H. Helms, and wife, Margaret A. Helms
as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 12, according to the map and survey of First Addition to Kerry Downs, as recorded in Map Book 7, Page 73, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.
Situated in Shelby County, Alabama.

$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 320 PAGE 614

19790713000088440 1/2 $.00
Shelby Cnty Judge of Probate,AL
07/13/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Grantees, John H. Helms and wife, Margaret A. Helms 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 Corporation does for itself, its successors and assigns, covenant with said Grantees 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 Grantees, Their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Helms Company, Inc., A Corporation has hereunto set its signature by John H. Helms its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 9th day of July, 1979.

ATTEST:

_____
Secretary.

By John H. Helms
President

United Title of Alabama

FORM #ATC-6

Helms Company, Inc.

TO

John H. Helms, and wife, Margaret

A. Helms

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

SHELBY **COUNTY;**

I, THE UNDERSIGNED , a Notary Public in and for said county in said state, hereby certify that John H. Helms whose name as The President of the Helms Company, 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 9th day of July, 1979.

Linda L. Black
Notary Public

320 PAGE 615

Rec. Nº 4393-848
Rec. Tax - 35.00
Rec. 3.00
Rec. 1.00
39.00

JUL 13 11:47

19790713000088440 2/2 $.00
Shelby Cnty Judge of Probate, AL
07/13/1979 12:00:00AM FILED/CERT