THIS INSTRUMENT PREPARED BY:

NAME: John F. DeBuys, Jr.
ADDRESS: 2154 Highland Avenue
Birmingham, Alabama 35205

19791113000148630 1/2 $.00
Shelby Cnty Judge of Probate, AL
11/13/1979 12:00:00AM FILED/CERT

470

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 Eighty thousand five hundred and no/100----------Dollars

to the undersigned grantor, Thurman Wilson Homebuilders, Inc.
a corporation, in hand paid by John Guess and wife, Debra Guess
the receipt whereof is acknowledged, the said Thurman Wilson Homebuilders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said John Guess and wife, Debra Guess

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

Lot 78, according to the map and survey of Southern Pines, First Sector, as recorded in Map Book 7, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama

SUBJECT TO: (1) Current taxes (2) Building lines and easements and restrictions as shown by recorded plat (3) Restrictions as recorded in Volume 304, Page 592 and Misc. Volume 32, Page 129, in the Probate Office of Shelby County, Alabama (4) Conditions as recorded in Volume 308, Page 560, in the said Probate Office

$69,000.00 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 John Guess and wife, Debra Guess 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 Thurman Wilson Homebuilders, Inc. does for itself, its successors and assigns, covenant with said John Guess and wife, Debra Guess and 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 John Guess and wife, Debra Guess and their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Thurman Wilson Homebuilders, Inc. has hereunto set its signature by Thurman Wilson, Jr. its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 9th day of November, 1979

ATTEST:

Secretary.

By Thurman Wilson Jr
Vice President

ODOM MAY & DeBUYS
ATTORNEYS AT LAW
P. O. BOX 3403-A

ODOM, MAY & DeBUYS

TO

CORPORATION

WARRANTY DEED

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

1979111300014863 0 2/2 $.00
Shelby Cnty Judge of Probate, AL
11/13/1979 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 Thurman Wilson, Jr. , whose name as President of the Thurman Wilson Homebuilders, 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 November, 1979

Notary Public

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13 PM 12:05

Deed 11.50
Rec. 3.00
Ind. 1.00
15.50

Security 398-214