

THIS INSTRUMENT PREPARED BY:

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

19791211000160940 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/11/1979 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 Seventy thousand five hundred and no/100-----Dollars

to the undersigned grantor, Keystone Homes, Inc.
a corporation, in hand paid by William Earl Brannen and wife, Kathy H. Brannen
the receipt whereof is acknowledged, the said Keystone Homes, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
William Earl Brannen and wife, Kathy H. Brannen
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 18, according to the survey of Portsmouth, Third Sector, as recorded in Map
Book 7, Page 110, in the Probate Office of Shelby County, Alabama. Mineral
and mining rights excepted.

The purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

SUBJECT TO: (1) Current taxes (2) Title to all minerals underlying the premises
together with all mining rights, privileges and immunities relating thereto as
described in Deed Book 259 Page 171 and Deed Book 246 Page 97 in said Probate
Office (3) Right-of-way to Colonial Pipe Line dated Nov. 9, 1962, recorded in
Deed Book 223 Page 431 (4) Public utility easements as shown by recorded plat
(5) Right-of-way and easement to Alabama Power Company dated Sept. 18, 1978,
recorded in Deed Book 318 Page 11 in Probate Office (6) Restrictions, covenants
and conditions contained in instrument dated Feb. 19, 1979, recorded in Misc.
Book 29 Page 557 and in Misc. Book 29 Page 406 in Probate Office (7) Building
setback line of 35 feet reserved from Tradewinds Circle (8) Agreement for under-
ground Residential Distribution recorded Misc. Book 29 Page 400 (9) Right-of-way
to South Central Bell Tel. Co. dated April 4, 1979, recorded Deed Book 320 Page
833 in Probate Office (10) Right-of-way to Plantation Pipe Line Company recorded
in Deed Book 113 Page 59 and Misc. Book 26 Page 104 in Probate Office

TO HAVE AND TO HOLD Unto the said William Earl Brannen and wife, Kathy H. Brannen
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 Keystone Homes, Inc. does for itself, its successors

and assigns, covenant with said William Earl Brannen and wife, Kathy H. Brannen 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 William Earl Brannen and wife, Kathy H. Brannen
and their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Keystone Homes, Inc.
signature by Jack A. Harris

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 7th day of December, 1979

ATTEST:

Secretary.

By

Vice President

ODOM, MAY AND DEBUYS

POST OFFICE BOX 3408A

BIRMINGHAM, ALABAMA 35205

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 Jack A. Harris ,
whose name as President of the Keystone Homes, 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 7th day of December, 1979

[Signature]

Notary Public

DEC 11 AM 9:52

Dec mtg. 399-61

*Rec. 3.00
Ind. 1.00
4.00*



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