

30 THIS INSTRUMENT PREPARED BY:

NAME: Robert A. Palmer, President,
Palmer Building & Development, Inc.
ADDRESS: Birmingham, Alabama



19800102000000220 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/02/1980 00:00:00 FILED/CERTIFIED

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
NINETY EIGHT THOUSAND AND 00/100 - - - - -

to the undersigned grantor, Palmer Building and Development, Inc.
a corporation, in hand paid by
the receipt whereof is acknowledged, the said
Palmer Building and Development, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Robert D. Brown and wife, Connie C. Brown
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 55, according to survey of Quail Run, Phase 2, as shown by Map Book 7, page
113 in the Probate Office of Shelby County, Alabama.

Subject to all easements and rights of restrictions.

\$65,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantor
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 Grantor 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

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

IN WITNESS WHEREOF, The said Grantor

signature by has hereunto set its
its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 28th day of December, 1979

ATTEST:

Secretary.

By Vice President

United Federal Mortgage Loan Agency
501 Riverchase Parkway East
Birmingham, AL 35244

WARRANTY DEED

CORPORATION

TO

United Federal Mortgage Loan Agency
501 Riverside Parkway East
Birmingham, AL 35244

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;

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Robert A. Palmer whose name as President of the Palmer Building & Development, 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 28th day of December, 1979.

Delia Brannon
Notary Public

My Commission Expires August 24, 1982

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARIAL WAS FILED

1980 JAN -2 PM 2:20

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Dec'd 33.00
Rec. 3.00
Index 1.00
37.00

Security 399-504