

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
08/12/1980 00:00:00 FILED/CERTIFIED

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama
Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-six Thousand and No/100-----Dollars

to the undersigned grantor, Cornerstone Properties, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Larry Ellis Hancock and Melva O. Hancock
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 20, in Block 5, according to the 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) A 35-foot building set back line from
Tahiti Terrace; (3) A 5 foot utility easement over North side and 15-foot
over East side as shown on recorded map; (4) Restrictions recorded in
Misc. Book 27, Page 978; (5) Permit to Alabama Power Co. recorded in Deed
Book 316, Page 359; (6) Easements regarding underground cables recorded
in Misc. Book 28, Page 646; (7) Agreement with Alabama Power Company
recorded in Misc. Book 28, Page 647; (8) Easement to South Central Bell
recorded in Deed Book 320, Page 886.

\$59,400.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

BOOK 327 PAGE 897

See Mtg. 404-683
AUG 12 AM 8:51
Deed tax 700
Rec. 150
Ad 100
950

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, 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 GRANTOR, by its Vice President, Mark H. Acton, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of August, 1980.

ATTEST:

Secretary

CORNERSTONE PROPERTIES, INC.
By Mark H. Acton, Jr., Vice President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned Mark H. Acton, Jr. a Notary Public in and for said County in said
State, hereby certify that whose name as Vice President of Cornerstone Properties, Inc.,
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 8th day of August, 1980.

Odom May 4 DeBurg
2154 H - E Ave.
P.O. Box 68-8-00 Room 35255

Public