

THIS INSTRUMENT PREPARED BY:

1029

NAME: James W. May
2154 Highland Avenue
ADDRESS: Birmingham, Alabama 35205

19800829000095830 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/29/1980 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 Two Thousand Five Hundred and no/100 (\$92,500.00) -----Dollars

to the undersigned grantor, Palmer Building & Development, Inc.
a corporation, in hand paid by Robert A. Beran and Ellen L. Beran
the receipt whereof is acknowledged, the said Palmer Building & Development, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Robert A. Beran and Ellen L. Beran

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

Lot 61, Quail Run, Phase 2, according to plat recorded in Map Book 7, Page 113
in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions, conditions and covenants set out
in Misc. Book 28, Page 859 in Probate Office; (3) Building setback line of 35 feet
reserved from Remington Lane and Remington Drive as shown by plat; (4) Public
utility easements as shown by recorded plat, including a 5' easement on east
and a 7.5' easement on the south; (5) Transmission Line Permit to Alabama Power
Company recorded in Deed Book 101, Page 523; (6) Alabama Gas Corporation right-
of-way as shown by Deed Book 206, Page 21 in Probate Office; (7) Restrictive covenants
of Alabama Power Company as to Underground transmission, as shown by Misc. Book 29,
Page 15 and Agreement in connection therewith recorded in Misc. Book 29, Page 16.

\$37,000.00 of the purchase price recited above has been paid from the proceeds of
a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert A. Beran and Ellen L. Beran
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 Palmer Building & Development, Inc. does for itself, its successors

and assigns, covenant with said Robert A. Beran and Ellen L. Beran
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

Robert A. Beran and Ellen L. Beran
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Palmer Building & Development, Inc.

signature by Robert A. Palmer has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 27th day of August, 1980.

ATTEST:

PALMER BUILDING & DEVELOPMENT, INC.

By Robert A. Palmer Vice President

Secretary.

ODOM MAY & DeBUYS

ATTORNEYS AT LAW

615 No. 21st Street
Birmingham, Ala.

ALABAMA TITLE COMPANY, INC.

THIS FORM FURNISHED BY

WARRANTY DEED

CORPORATION

TO

State of Alabama

JEFFERSON

COUNTY;

19800829000095830 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
08/29/1980 00:00:00 FILED/CERTIFIED

I, the undersigned, 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 27th day of August, 1980.

Notary Public

FILED 29 AUG 25

Deed 55.50

Rec. 3.00

Ind. 1.00

59.50

Be mty. 405-245-

BOOK 328 PAGE 200