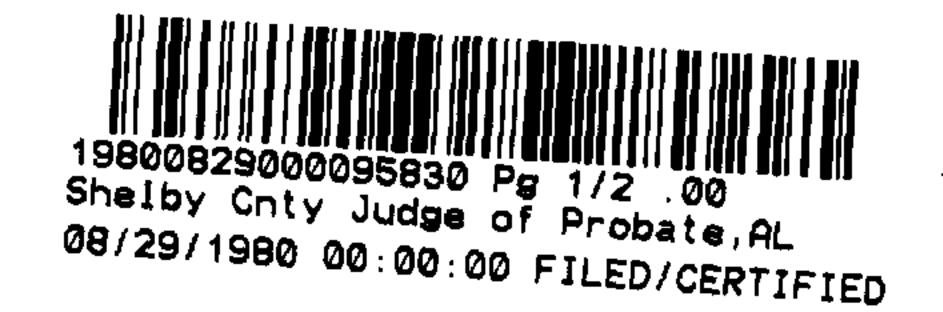
NAME: James W. May 2154 Highland Avenue

ADDRESS: Birmingham, Alabama 35205



CORPORATION WARRANTY DEED JOINT WITH SUPVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM ALL

State of Alabama

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

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:

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

(1) Current taxes; (2) Restrictions, conditions and covenants set out SUBJECT TO: 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 rightof-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. Dook 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.

Robert A. Beran and Ellen L. Beran TO HAVE AND TO HOLD Unto the said

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

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

helrs 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 chims of all persons.

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

signature by Robert A. Palmer

has hereunto set its

President who is duly authorized, and has caused the same to be attested by its Secretary,

August, 1980. on this 27th day of

ATTEST:

PALMER BUILDING & DEVELOPMENT. INC.

ODOM MAY & DeBUYS

Secretary.

. ATTORNEYS AT LAW

WARRANTY	70	
DEED		

State of Alabama

JEFFERSON

COUNTY;

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

, a Notary Public in and for said

I, the undersigned 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 Euplic

L. U. M.E. 29 111 8: 25

Duck 55.50

Hec. 3.00

And. 100

See mtg.405-245-

BOOK JEE 200