

THIS INSTRUMENT PREPARED BY:

NAME: John F. De Buys, Jr.  
2154 Highland Avenue  
ADDRESS: Birmingham, Alabama 35205

19800916000103390 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
09/16/1980 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 Thirty nine thousand nine hundred and no/100-----Dollars

to the undersigned grantor, CJM, Inc. d/b/a Trademark Properties  
a corporation, in hand paid by H. David Cloninger and wife, Suzanne E. Cloninger  
the receipt whereof is acknowledged, the said CJM, Inc. d/b/a Trademark Properties

does by these presents, grant, bargain, sell, and convey unto the said H. David Cloninger and wife,  
Suzanne E. Cloninger

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

Lot 4, according to the survey of Eagle Wood Estates, First Sector, as  
recorded in Map Book 7, page 45, in the Probate Office of Shelby County,  
Alabama.

SUBJECT TO: (1) Current taxes (2) 10' easement on south side and 7.5'  
easement on west side and varying easement on north side as shown by  
recorded map (3) 30' building line as shown by recorded map (4) Right of  
way to Alabama Power Company recorded in Vol. 312, page 157, in the  
Probate Office of Shelby County, Alabama (5) Restrictions recorded in Misc.  
Vol. 24, page 847, in said Probate Office (6) Amended restrictions recorded  
in Misc. Vol. 36, page 26, in said Probate Office

\$38,000.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said H. David Cloninger and wife, Suzanne E. Cloninger  
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 CJM, Inc. d/b/a Trademark Properties does for itself, its successors  
and assigns, covenant with said H. David Cloninger and wife, Suzanne E. Cloninger, 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 H. David Cloninger and wife, Suzanne E. Cloninger, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

CJM, Inc. d/b/a Trademark Properties has hereunto set its  
signature by Charles A. Corsentino its President,  
who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 29th day of August, 1980

ATTEST:

Secretary.

By Charles A. Corsentino  
CJM, Inc. d/b/a Trademark Properties  
Vice President

John F. De Buys, Jr.  
-P A- 34084

CHARGE FROM J. B. CURVE

ALABAMA TITLE COMPANY

P.O. BOX 13-A

BIRMINGHAM, AL 35205

TO

H. David Cloninger and

Suzanne E. Cloninger

1007 Autumn Circle

Maylene, Alabama 35114

CORPORATION

# WARRANTY DEED

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street      Birmingham, Ala.

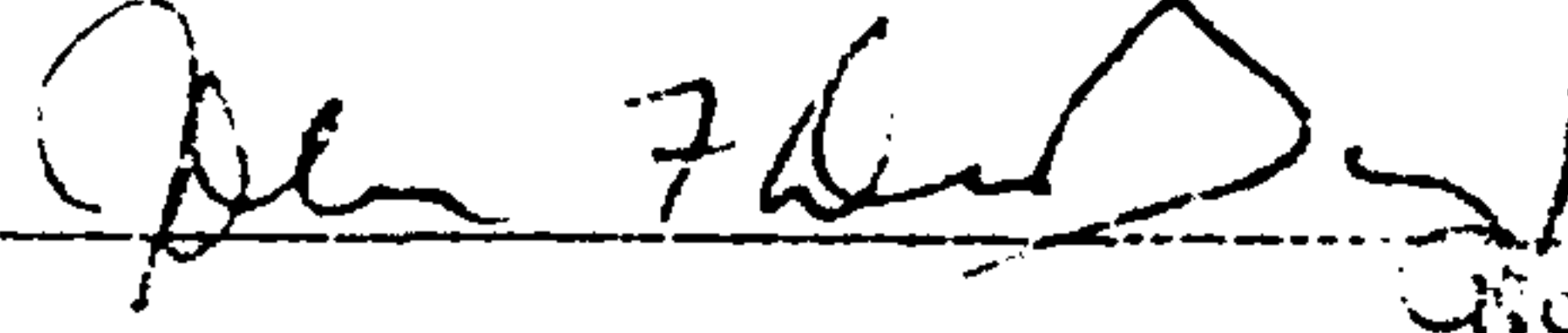
19800916000103390 Pg 2/2 .00  
Shelby Cnty Judge of Probate, AL  
09/16/1980 00:00:00 FILED/CERTIFIED

## State of Alabama

JEFFERSON      COUNTY;

I,      the undersigned      , a Notary Public in and for said  
county in said state, hereby certify that      Charles A. Corsentino  
whose name as      President of the CJM, Inc. d/b/a Trademark Properties  
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      29th day of August, 1980.

  
\_\_\_\_\_  
Notary Public

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

1980 SEP 16 AM 11:10

  
JUDGE OF PROBATE

*See City 405-760*

*Deed Fee - 2.00*

*Rec - 3.00*

*1.00*

*6.00*

4-025 3904 REC 328 Book 328 Page 520-A