

THIS INSTRUMENT PREPARED BY:

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

19801003000112110 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
10/03/1980 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 Forty one thousand fifty and no/100-----Dollars

to the undersigned grantor, CJM, Inc. d/b/a Trademark Properties
a corporation, in hand paid by Steven E. Fournier and wife, Ann H. Fournier
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
Steven E. Fournier and wife, Ann H. Fournier

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

Lot 45 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) Easement as shown by recorded map (7.5'
on rear and north side) (3) Building line as shown by recorded map (30')
(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, and 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 Steven E. Fournier and wife, Ann H. Fournier
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 Steven E. Fournier and wife, Ann H. Fournier, 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 Steven E. Fournier and wife, Ann H. Fournier
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 26th day of September, 1980.

ATTEST:

JOHN F. DE BUYS
ATTORNEY AT LAW

Secretary.

By Charles A. Corsentino
Vice President

OSCAR W. C. DEWYS
ATTORNEY AT LAW
P.O. BOX 1111
BIRMINGHAM, AL 35205

BIRMINGHAM, AL 35205

TO

Steven E. and Ann H. Fournier
1303 Yellow Leaf Lane
Maylene, Alabama 35114

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street

Birmingham, Ala.

19801003000112110 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
10/03/1980 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 26th day of September, 1980.

John Z. DeWys
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
see Alta 406-463
1980 OCT -3 AM 10:59

Deed TAX 3.50
Rec 3.00
Fund 1.00
7.50

Thomas G. Shumaker, Jr.
JUDGE OF PROBATE