

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: James J. Odom, Jr.
1710 First National-Southern Nat. Bldg.
ADDRESS: Birmingham, Alabama 35203

Robert Bogan
2565 TAHITI TERRACE
ALABASTER, ALA

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

824
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

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

Two Thousand and No/100 _____ Dollars

to the undersigned grantor, Cornerstone Properties, Inc.
a corporation, in hand paid by Robert Bogan and Irish Bogan
the receipt whereof is acknowledged, the said Cornerstone Properties, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Robert Bogan and Irish Bogan

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

346 PAGE 442
BOOK
Lot 18, Block 5 of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, in the Office of the Judge of Probate, Shelby County, Alabama, LESS AND EXCEPT a part of said Lot 18, more particularly described as follows: Commence at the SW corner of said Lot 18; thence run Easterly along the South line of said Lot 18 a distance of 25.0 feet to the point of beginning; thence continue last course a distance of 62.0 feet; thence turn left 90 degrees a distance of 3.0 feet; thence turn left 90 degrees a distance of 62.0 feet; thence 90 degrees left a distance of 3.0 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 35 feet reserved from Tahiti Terrace as shown by plat; (3) Public utility easements as shown by recorded plat, including a 10 foot easement on the North side and East side of subject property; (4) Restrictions, covenants and conditions as set forth in Misc. Book 27, Page 978; (5) Easement to Alabama Power Co. recorded in Deed Book 316, Page 359; (6) Agreement in regard to underground residential distribution with Alabama Power Co. in Misc. Book 28, Page 647, and covenants pertaining thereto recorded in Misc. Book 28, Page 646.

TO HAVE AND TO HOLD Unto the said Robert Bogan and Irish Bogan
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 Cornerstone Properties, Inc. does for itself, its successors
and assigns, covenant with said Robert Bogan and Irish Bogan, 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 Robert Bogan and Irish Bogan, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said
Cornerstone Properties, Inc.

signature by Donald M. Acton has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 28th day of February, 1983.

CORNERSTONE PROPERTIES, INC.

By Donald M. Acton
Donald M. Acton, Vice President

ATTEST:

Secretary.

L. D. Wiley
My Commission Expires April 16, 1986

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

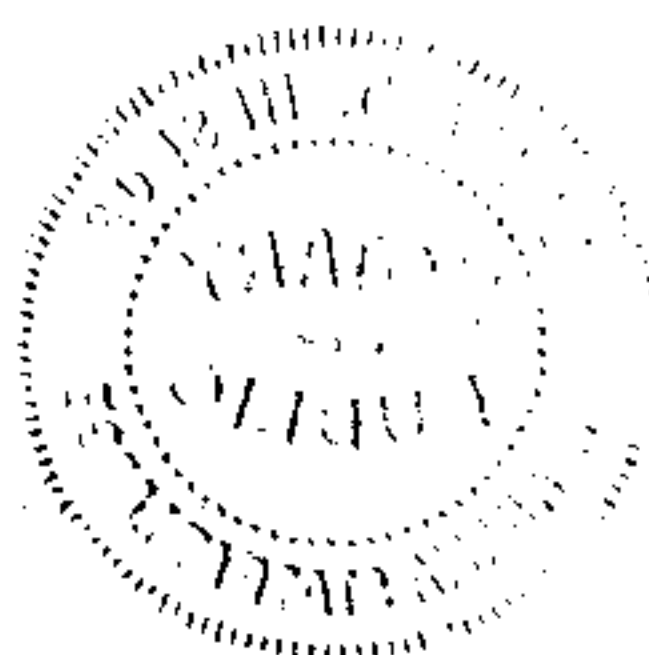
SHELBY COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Donald M. Acton whose name as President of the Cornerstone Properties, 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.

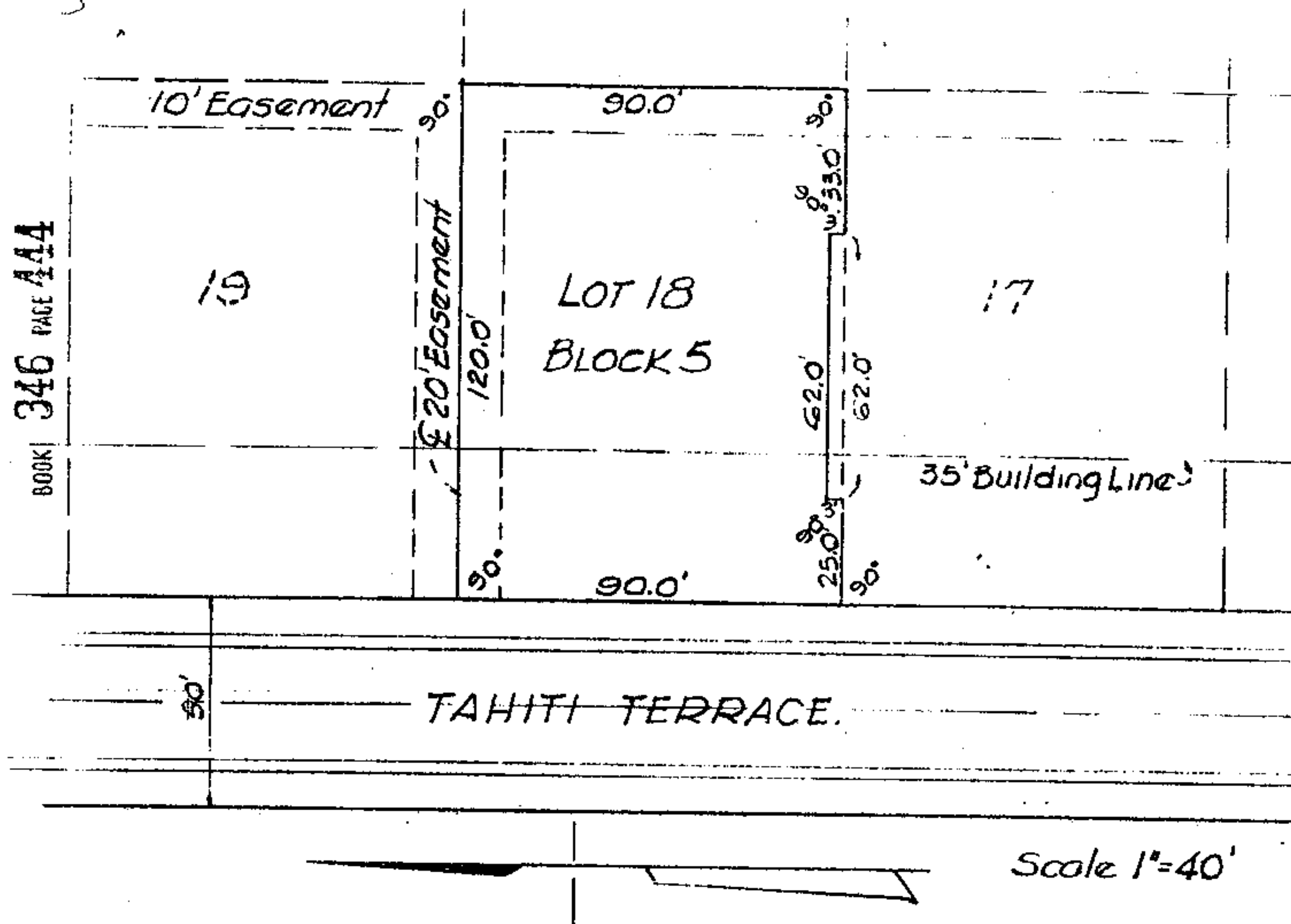
Given under my hand and official seal, this the 28th day of February, 1983.

Laurel Lee Hise

My Commission Expires April 16, 1986 Notary Public



BOOK PAGE 443 346



STATE OF ALABAMA
SHELBY COUNTY

I, Johnye Horton, a Registered Land Surveyor, do hereby certify that this a true and correct map of the following described parcel:

Lot 18, Block 5 of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, in the Office of the Judge of Probate, Shelby County, Alabama, LESS AND EXCEPT a part of said Lot 18, more particularly described as follows: Commence at the SW corner of said Lot 18; Thence run Easterly along the South line of said Lot 18 a distance of 25.0 feet to the point of beginning; Thence continue last course a distance of 62.0 feet; Thence turn left 90° a distance of 3.0 feet; Thence turn left 90° a distance of 62.0 feet; Thence 90° left a distance of 3.0 feet to the point of beginning.

According to my Survey this 15th day of February, 1982.

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

1983 APR 18 PM 1:07

Thomas A. Shaver, Jr.
JUDGE OF PROBATE

Johnye Horton
JOHNYE HORTON RLS #12496

Deed TAX 2.00
Rec 4.50
Ind 1.00
7.50