

THIS INSTRUMENT PREPARED BY:

NAME Charles A. J. Beavers, Jr.
813 Shades Creek Parkway
ADDRESS Birmingham, Alabama 35209

Send Tax Notice To:

Russell E. Alme and Judith A. Alme
3290 North Broken Bow Drive
Birmingham, Alabama 35243

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

Eighty-six Thousand Four Hundred Thirty-two and no/100 Dollars (\$86,432.00) to the undersigned grantor, Thomas Neill Construction Company, Inc. a corporation, in hand paid by Russell E. Alme and Judith A. Alme the receipt whereof is acknowledged, the said Thomas Neill Construction Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Russell E. Alme and Judith A. Alme

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby

County, Alabama, to-wit:

Lot 29, according to the Survey of Broken Bow, Second Addition, as recorded in Map Book 8, page 152, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Current taxes.
2. Building setback line of 35 feet reserved from North Broken Bow Drive as shown by plat.
3. 10 foot easement on the north as shown by recorded plat.
4. Restrictions, covenants, and conditions as set out in instrument recorded in Misc. Book 54, page 220, in said Probate Office.
5. Easement to South Central Bell as shown by instrument recorded in Deed Book 353, page 802, in said Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto including rights conveyed in Deed Book 81, page 171, in said Probate Office.

\$60,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

Thomas Neill Construction Company, Inc. is one and the same as Thomas Neill Construction, Inc.

TO HAVE AND TO HOLD Unto the said Russell E. Alme and Judith A. Alme 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 Thomas Neill Construction Company, Inc. does for itself, its successors and assigns, covenant with said Russell E. Alme and Judith A. Alme, 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 Russell E. Alme and Judith A. Alme, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Thomas Neill Construction Company, Inc.

signature by Thomas D. Neill has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 16th day of August, 1984.

THOMAS NEILL CONSTRUCTION COMPANY, INC.

ATTEST:

Secretary.

By Thomas D. Neill Vice President

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
813 Shades Creek Pkway Suite 203
BIRMINGHAM, AL 35209

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

JEFFERSON COUNTY;

I,

Charles A. J. Beavers, Jr.

, a Notary Public in and for said

county in said state, hereby certify that Thomas D. Neill

whose name as

President of the Thomas Neill Construction Company, 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 16th day of August, 1984.

Charles A. J. Beavers, Jr.
Notary Public

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

1984 AUG 20 AM 9:16
see Mtg. 454-143
Thomas A. Beavers, Jr.
JUDGE OF PROBATE

Deed TAX 26.50
Dee 5.00
Jud 1.00
32.50

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