

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Howard Earl Furnas III & Pamela Ann Furnas

NAME: Charles A. J. Beavers, Jr.

4811 Rustlewood Way

ADDRESS: 813 Shades Creek Parkway

Birmingham, Alabama 35243

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON

COUNTY;

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

One Hundred Seventeen Thousand Two Hundred Fifty and No/100 Dollars (\$117,250.00)  
to the undersigned grantor, Gibson-Anderson-Evins, Inc.  
a corporation, in hand paid by Howard Earl Furnas III and Pamela Ann Furnas  
the receipt whereof is acknowledged, the said Gibson-Anderson-Evins, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Howard Earl Furnas III and  
Pamela Ann Furnas

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$105,500.00 of the above purchase price was paid from a mortgage loan closed simultaneously  
herewith.

TO HAVE AND TO HOLD Unto the said Howard Earl Furnas III and Pamela Ann Furnas  
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 Gibson-Anderson-Evins, Inc. does for itself, its successors  
and assigns, covenant with said Howard Earl Furnas III and Pamela Ann Furnas, 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 Howard Earl Furnas III and Pamela Ann Furnas, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Gibson-Anderson-Evins, Inc.

signature by L. S. Evins III its President,  
who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 11th day of September, 1984.

GIBSON-ANDERSON-EVINS, INC.

ATTEST:

Secretary.

By L. S. Evins III Vice President

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

TO

CORPORATION

# WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

## State of Alabama

JEFFERSON COUNTY;

I, Betty S. Segers (formerly Gallogly), a Notary Public in and for said county in said state, hereby certify that L. S. Evins III, whose name as President of the Gibson-Anderson-Evins, 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 11th day of September, 1984.

*Betty S. Segers (formerly Gallogly)*

M, Commission Expires May 26, 1985

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EXHIBIT "A"

PARCEL I:

Lot C, Block 16, according to the Survey of Riverwood, Fifth Sector, as recorded in Map Book 8, page 121, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, page 880, in said Probate Office.

PARCEL II:

Lot D, Block 16, according to the Survey of Riverwood, Sixth Sector, being a resurvey of Lots A, B, C, D, and E, Block 14, Lots A, B, C, and D, Block 15, and Lot D, Block 16, all in Riverwood Fifth Sector, as recorded in Map Book 8, page 121, said resurvey recorded in Map Book 9, page 7, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, page 880, in said Probate Office.

SUBJECT TO:

1. Current taxes.
2. Easement and building line as shown by recorded map.
3. Mineral and mining rights and rights incident thereto as recorded in Volume 327, page 906, in said Probate Office.
4. Right of way to Alabama Power Company recorded in Vol. 356, page 31, in said Probate Office.
5. Right-of-way to South Central Bell as recorded in Volume 334, page 207, in said Probate Office.
6. Restrictions as recorded in Misc. Volume 39, page 880, and Misc. Vol. 48, page 281, and Misc. Volume 56, page 312, in said Probate Office.
7. Agreement with Alabama Power Company recorded in Misc. Vol. 56, page 313, in said Probate Office.
8. Easements, restrictions, and rights-of way of record.

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*Thomas P. Cunningham, Jr.*  
JUL 11 1964

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