

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Howard Earl Furnas III and

Pamela Ann Furnas

4811 Rustlewood Way

Birmingham, Alabama 35243

NAME: Charles A. J. Beavers, Jr.

813 Shades Creek Parkway

ADDRESS: Birmingham, Alabama 35209

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

County, Alabama, to-wit:

Lots A and B, 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.

SUBJECT TO items set forth on attached Exhibit "A."

\$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

has hereunto set its

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:

By

Secretary.

L.S. Evins III

Vice President

CHARLES A. J. BEAVERS, JR.
ATTORNEY
813 Shades Creek 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 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.


Notary Public

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EXHIBIT "A"

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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STATE OF ALABAMA
IN PROBATE
002-740
1984 SEP 20 AM 10:48

JUDGE

Need tax - 12.00
7.50
1.00

20.50