

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Howard Earl Furnas III and

NAME: Charles A. J. Beavers, Jr.

Pamela Ann Furnas

ADDRESS: 813 Shades Creek Parkway

4811 Rustlewood Way

Birmingham, Alabama 35209

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 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

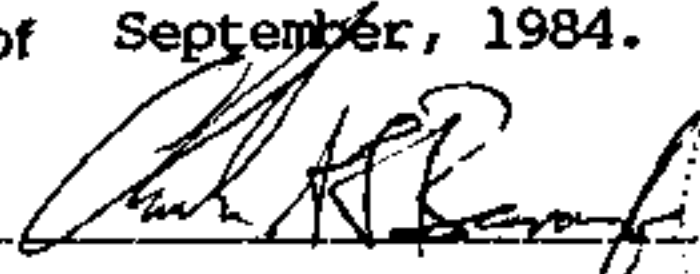
## State of Alabama

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

BOOK 002 PAGE 738

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.

BOOK 002 PAGE 739

STATE OF ALABAMA  
COUNTY OF [illegible]  
INSTRUMENT NO. 002-740  
1984 SEP 20 AM 10:48

*[Signature]*  
JUDGE [illegible]

*Deed tax - 12.00*  
*7.50*  
*1.00*  

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*20.50*