

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Charles A. J. Beavers, Jr.  
Attorney at Law  
ADDRESS: 813 Shades Creek Parkway  
Birmingham, Al. 35209

Frank Williams, Jr. & Connie S. Williams  
2937 Riverwood Terrace  
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 Fifty-Nine Thousand Nine Hundred and no/100-----DOLLARS

to the undersigned grantor, Gibson Anderson & Evins, Inc., a corporation, in hand paid by Frank Williams, Jr. and wife, Connie S. Williams, the receipt whereof is acknowledged, the said Gibson Anderson & Evins, Inc.,

does by these presents, grant, bargain, sell, and convey unto the said Frank Williams, Jr. and wife, Connie S. Williams, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot C, Block 19, according to the amended map of Riverwood, 4th Sector, as recorded in Map Book 8, Page 136, in the Probate Office of Shelby County, Alabama, together with an undivided 1/106 interest in the common area set forth in Declarations recorded in Misc. Volume 39, Page 880, in the said Probate Office.

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 1985.
2. 25' building line as shown by recorded map.
3. 5' easement front; 10' easement rear; and 20' easement as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Volume 345, Page 661, in the Probate Office of Shelby County, Alabama.
5. Right of way to South Central Bell recorded in Volume 343, Page 941, in the said Probate Office.

(CONTINUED ON BACK)

\$56,900.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD Unto the said Frank Williams, Jr. and wife, Connie S. Williams 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 Frank Williams, Jr. and wife, Connie S. Williams, 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 Frank Williams, Jr. and wife, Connie S. Williams, their heirs, executors and assigns forever, against the lawful claims of all persons.

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

signature by LS EVINS, III has hereunto set its  
who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
on this 11th day of December, 1984.

ATTEST:

GIBSON-ANDERSON-EVINS, INC

By LS Evins III Secretary  
President

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

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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 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 December, 1984.

*[Signature]*  
NOTARY PUBLIC  
SHELBY COUNTY, ALA.

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(CONTINUED FROM FRONT)

SUBJECT TO:

- 6. Restrictions recorded in Misc. Volume 48, Page 281, and Misc. Volume 39, Page 880 in said Probate Office.
- 7. Agreement with Alabama Power Company recorded in Misc. Volume 48, Page 278, in said Probate Office.
- 8. Mineral and mining rights and rights incident thereto recorded in Volume 327, Page 906 in said Probate Office.
- 9. Right of way to South Central Bell in Volume 334, Page 207, in said Probate Office.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 DEC 18 AM 11:32  
*[Signature]*  
JUDGE OF PROBATE

RECORDING FEES

|               |                |
|---------------|----------------|
| Mortgage Tax  | \$ _____       |
| Deed Tax      | 3.00           |
| Mineral Tax   | _____          |
| Recording Fee | 5.00           |
| Index Fee     | 1.00           |
| <b>TOTAL</b>  | <b>\$ 9.00</b> |