

138
SEND TAX NOTICE TO:

(Name) James Arlin Mount
2720 Laburnum Drive
(Address) Birmingham, Alabama 35235

This instrument was prepared by

(Name) ✓ Dale Corley, Attorney at Law

(Address) 2100 16th Avenue South, Birmingham, Alabama 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY SEVEN THOUSAND NINE HUNDRED AND NO/100-----(\$57,900.00)-----DOLLARS

to the undersigned grantor, JimNi Construction, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

James Arlin Mount and Roberta E. Mount
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama; to-wit:

Lot 25, according to the map and survey of Woodbrook, First Sector, as
recorded in Map Book 141, Page 54, in the Probate Office of Jefferson
County, Alabama.

Subject to existing easements, restrictions, set back lines, rights
of way, limitations, if any, of record.

\$57,900.00 of the purchase price \$57,900.00 was paid from a mortgage
loan closed simultaneously herewith.

BOOK 016 PAGE 886

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James M. Green
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of January 19 85

ATTEST:

STATE OF Alabama }
COUNTY OF Jefferson }

Secretary
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 FEB -4 PH 12: 22

JimNi Construction, Inc.
By James M. Green President
Rec 2.50
Ind 1.00
3.50

I, the undersigned James M. Green a Notary Public in and for said County in said
State, hereby certify that James M. Green
whose name as President of JimNi Construction, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, and being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and on behalf of said corporation.

Given under my hand and official seal, this the 29th day of January 19 85

Notary Public