

1399
SEND TAX NOTICE TO:

(Name) Larry W. McBride
(Address) 5509 Heath Row Drive
Birmingham, Alabama 35243

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 Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY NINE THOUSAND FIVE HUNDRED AND NO/100----- (\$89,500.00)----DOLLARS

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

Larry W. McBride and Kathy P. McBride (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama; to-wit:

Lot 54, according to the Survey of Meadow Brook, 11th Sector, as recorded

in Map Book 9, Page 6 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$76,050.00 of the purchase price \$89,500.00 was paid from a mortgage loan closed simultaneously herewith.

RE-RECORDED TO CORRECT SALES PRICE.

BOOK C16 PAGE 185

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JAN 28 AM 11:47

Thomas M. Green, Jr.
JUDGE OF PROBATE

Deed Tax 1550
Rec 250
And. 100
1900

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 FEB -4 AM 11:42

Thomas M. Green, Jr.
JUDGE OF PROBATE

Rec 2.5
JUD 1.0
3.5

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 24th day of January 1985

ATTEST:

Secretary

JimNi Construction, Inc.

By *James M. Green*

President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned
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 on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily, it being as the act of said corporation.

Given under my hand and official seal, this the

24th

day of

January

1985

Notary Public