

NAME Chas. A. J. Beavers, Jr.
Bradley, Arant, Rose & White
813 Shades Creek Parkway, Suite 203
ADDRESS: Birmingham, Alabama 35209

Jerry L. & Iris J. Mintz
2913 Riverwood Terrace
Birmingham, Alabama 35243

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

281
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100

DOLLARS

to the undersigned grantor, GIBSON, ANDERSON & EVINS, INC.,
a corporation, in hand paid by JERRY L. MINTZ AND WIFE, IRIS J. MINTZ
the receipt whereof is acknowledged, the said GIBSON, ANDERSON & EVINS, INC.,

does by these presents, grant, bargain, sell, and convey unto the said JERRY L. MINTZ AND WIFE,
IRIS J. MINTZ,

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

Shelby

County, Alabama, to-wit:

Lot C, Block 20, according to the Amended Map of Riverwood, Fourth Sector,
as recorded in Map Book 8, Page 136 in the Probate Office of Shelby
County, Alabama, together with an undivided one-half/1/106 interest in the
common area set forth in Declaration recorded in Misc. Volume 38, Page
880 in 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, 20' easement through lot, and 10' easement rear 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. Restrictions recorded in Misc. Volume 48, Page 281 and Misc. Volume 39, page 880 in said Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Volume 48, Page 278 in said Probate Office.
7. Right of way to South Central Bell recorded in Volume 343, Page 941 and Volume 334, Page 207 in said Probate Office.

(Continued on back)

TO HAVE AND TO HOLD Unto the said JERRY L. MINTZ AND WIFE, IRIS J. MINTZ,
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 JERRY L. MINTZ AND WIFE, IRIS J. MINTZ, 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 JERRY L. MINTZ AND WIFE, IRIS J. MINTZ, 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 31st day of January, 1985.

GIBSON ANDERSON & EVINS, INC.

ATTEST:

Secretary.

By L.S. Evins III
President

\$64,100.00 of the purchase price was paid from a mortgage loan closed simultaneously
with delivery of this deed.

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

CORPORATION
WARRANTY DEED

TO

State of Alabama

SHELBY

COUNTY;

I, the undersigned, 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 31st day of January, 1985.

Charles A. J. Beavers, Jr.
NOTARY PUBLIC

(CONTINUED FROM FRONT)

SUBJECT TO:

8. Mineral and mining rights and rights incident thereto recorded in Volume 327, Page 906 in said Probate Office.
9. Easements, restrictions and rights of way of record.

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

1985 FEB -7 AM 8:36

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		3.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	9.50

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
813 Shades Creek Parkway Suite 201
BIRMINGHAM, AL 35209