

SEND TAX NOTICE TO:

(Name) Bobby L. Tanory
(Address) 3624 Chesure Road
35243

This instrument was prepared by

1609

(Name) Gene W. Gray, Jr.
110 Office Park Drive, Suite 230
(Address) Birmingham, Alabama 35223

Form TICOR 5400 1-84
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Thousand Dollars

to the undersigned grantor, Perkins Bros. Development Co., 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

Bobby L. Tanory, Joseph R. Tanory and Mary C. Tanory
(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 30, according to the Map of MEADOW BROOK, FIFTH SECTOR, FIRST PHASE, as recorded
in Map Book 8, page 109, in the Probate Office of Shelby County, subject to:

1. Taxes for 1985 which constitute a lien but not due and payable until October 1, 1985.
2. Restrictive covenants and conditions recorded in Misc. Book 50, page 828, and in Misc. Book 50, page 948, in the Probate Office of Shelby County, Alabama.
3. 50-foot building set back line from Cheshire Road as shown on recorded map.
4. 15-foot utility easement over the Southwest side of said lot as shown on recorded map.
5. Transmission line permits to Alabama Power Company recorded in Deed Book 324, pages 460 and 470, and in Deed Book 349, page 802, in said Probate Office.
6. Easements regarding underground cables recorded in Misc. Book 52, page 197, in said Probate Office.
7. Agreement with Alabama Power Company as recorded in Misc. Book 48, page 880, and Misc. Book 52, page 193, in said Probate Office.
8. Title to all minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 8, page 445, in said Probate Office.

BOOK 028 PAGE 94A

\$90,000.00 of the above consideration was paid from a mortgage recorded simultaneously herewith.

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, Hamilton Perkins, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of March 1985

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

By Hamilton Perkins, Jr. President
Perkins Bros. Development Co., Inc.

STATE OF ALABAMA }
COUNTY OF SHELBY }
1985 MAY 31 PM 12:49
Secretary
Hamilton Perkins, Jr.
JUDGE OF PROBATE

Deed tax 40.00
Rec 2.00
Ind. 2.00
44.00

I, _____ a Notary Public in and for said County in said State, hereby certify that Hamilton Perkins, Jr. whose name as President of Perkins Bros. Development Co., 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 for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of March 19 85

Jack

Hamilton Perkins, Jr.
Notary Public