

SEND TAX NOTICE TO:

(Name) Alan M. Cohen
5128 Stratford Rd.
 (Address) Birmingham, Al. 35243

This instrument was prepared by

(Name) Dale Corley
2100 16th Ave. So.
 (Address) Birmingham, Al. 35205

1719

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 One hundred forty thousand two hundred and no/100
(\$140,200.00)

to the undersigned grantor, William J. Acton Construction 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

Alan M. Cohen and wife Elizabeth N. Cohen
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County to wit:

Lot 20, according to the Survey of Meadow Brook, 13th Sector as recorded
in Map Book 9, page 34, in the Probate Office of Shelby County, Alabama

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

\$80,200.00 of the purchase price recited above was paid from mortgage loan
 closed simultaneously herewith.

BOOK 043 PAGE 150

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

1985 OCT -1 PH 5:02

Thomas A. Swanson, Jr.
 JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ <u>60.00</u>
Deed Tax	
Mineral Tax	
Recording Fee	<u>250</u>
Index Fee	<u>100</u>
TOTAL	\$ <u>63.50</u>

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, William J. Acton
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of September 19 85

ATTEST:

William J. Acton Construction Co., Inc.

By William J. Acton President
William J. Acton

STATE OF Alabama
 COUNTY OF Jefferson

I, the undersigned
 State, hereby certify that William J. Acton
 whose name as President of William J. Acton Construction 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 27th day of September 1985

Notary Public