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✓ THIS INSTRUMENT PREPARED BY:
Charles A. J. Beavers, Jr.
NAME: Bradley, Arant, Rose & White
813 Shades Creek Parkway, Suite 203
ADDRESS: Birmingham Alabama 35209

Send Tax Notice To:
George Timothy & Cynthia Ingram Atkins
632 7th Street, N.W.
Alabaster, Alabama 35007

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

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

to the undersigned grantor, ENMAR CORPORATION,
a corporation, in hand paid by GEORGE TIMOTHY ATKINS and wife, CYNTHIA INGRAM ATKINS,
the receipt whereof is acknowledged, the said
ENMAR CORPORATION,

does by these presents, grant, bargain, sell, and convey unto the said
GEORGE TIMOTHY ATKINS AND WIFE, CYNTHIA INGRAM ATKINS
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 34, according to the survey of Olde Towne Forest, as recorded in
Map Book 9, Page 133, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

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- SUBJECT TO:
1. Ad valorem taxes due and payable October 1, 1986.
 2. Building setback line of 35 feet reserved from Olde Towne Lane, as shown by plat.
 3. Public utility easements as shown by recorded plat, including 7.5 foot easement on the North and 50 foot easement on the East.
 4. Restrictions, covenants and conditions as set out in instrument recorded in Real 57, Page 939.
 5. Transmission Line Permit to Alabama Power Company recorded in Deed Book 134, Page 209 and Deed Book 131, Page 142, in Probate Office.
 6. Right of way to Shelby County recorded in Deed Book 271, Page 732 in Probate Office.

(\$69,750.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD Unto the said

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 ENMAR CORPORATION, does for itself, its successors and assigns, covenant with said GEORGE TIMOTHY ATKINS and wife, CYNTHIA INGRAM ATKINS, 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 GEORGE TIMOTHY ATKINS and wife, CYNTHIA INGRAM ATKINS, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

ENMAR CORPORATION has hereunto set its
signature by James W. Elliott its Vice President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 24th day of January, 1986.

ATTEST:

ENMAR CORPORATION

By James W. Elliott
Vice President

Secretary.

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

JEFFERSON COUNTY,

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that JAMES W. ELLIOTT, whose name as EXECUTIVE VICE President of the ENMAR CORPORATION, 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 24th day of January, 1986.

Charles A. J. Beavers, Jr.
Notary Public

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

1986 JAN 29 AM 10:08

Thomas A. Beavers, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>8.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>14.00</u>

CHARLES A. J. BEAVERS, JR.
NOTARY PUBLIC
500 S. GULF BLVD., SUITE 201
BIRMINGHAM, AL 35203

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