

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:  
JACKIE J. DUNN, SR. and GEORGIA ANN DUNN  
3001 Riverwood Terrace  
Birmingham, Alabama 35243

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-TWO THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor, Gibson-Anderson-Evins, Inc.,  
a corporation, in hand paid by JACKIE J. DUNN, SR. and wife, GEORGIA ANN DUNN,  
the receipt whereof is acknowledged, the said Gibson-Anderson-Evins, Inc.,

does by these presents, grant, bargain, sell, and convey unto the said

JACKIE J. DUNN, SR. and wife, GEORGIA ANN DUNN

as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot A, in Block 17, according to the survey of Riverwood, Fifth Sector,  
as recorded in Map Book 8, Page 121, in the Probate Office of Shelby  
County, Alabama; being situated in Shelby County, Alabama.  
Together with an undivided 1/106th interest in the common area as set  
forth in the Declarations recorded in Misc. Book 39, Page 880 in Probate  
Office.  
Mineral and mining rights excepted.

#### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1986.
2. Building setback line of 25 feet reserved from Creek Bottom Lane and Riverwood Terrace as shown by plat.
3. Public utility easements as shown by recorded plat, including a 10 foot easement on the South side and a 20 foot easement on the East side for sanitary sewer utilities.

(CONTINUED ON REVERSE)

(\$65,250.00 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 JACKIE J. DUNN, SR. and wife, GEORGIA ANN DUNN,  
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 JACKIE J. DUNN, SR. and wife, GEORGIA ANN DUNN, 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 JACKIE J. DUNN, SR. and wife, GEORGIA ANN DUNN, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Gibson-Anderson-Evins, Inc.,

has hereunto set its

signature, by L. S. Evins, III,

its President,

who is duly authorized, and has caused the same to be attested by its Secretary,

on this 31st day of January, 1986.

Gibson-Anderson-Evins, Inc.

ATTEST:

By

*L. S. Evins, III*  
L. S. Evins, III, President

Secretary.

*Bradley, Arant*

CORPORATE RECORDS, JR.

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street  
Birmingham, Ala.

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, 1986.

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

1986 FEB -6 PM 12: 12

J. Thomas G. Anderson, Jr.  
JUDGE OF PROBATE

*[Signature]*  
Notary Public

Deed tax 7.50  
Rec. 5.00  
Ind. 1.00  
13.50

(CONTINUED FROM FRONT)

SUBJECT TO:

4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 39, Page 880 and Misc. Book 48, Page 281 in Probate Office.
5. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 356, Page 31 in Probate Office.
6. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 334 Page 207 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 56, Page 313 and covenants pertaining thereto recorded in Misc. Book 56, Page 312 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 327, Page 903 in Probate Office.
9. Easements, restrictions and rights-of-way of record.

BOOK 060 PAGE 21