ADDRESS: Birmingham, Alabama 35209

Send Tax Notice To:

JIMMY D. FORDHAM and JANIE H. FORDHAM

_3012 Riverwood Terrace

<u> Birmingham, Alabama 35243</u>

CORPORATION WARRANTY DEED JOINT WITH SUPPLYORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA,

State of Alabama

SHELBY

G65Proc 788

COUNTY;

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

-DOLLARS

to the undersigned grantor, Gibson-Anderson-Evins, Inc., JIMMY D. FORDHAM and wife, JANIE H. FORDHAM, a corporation, in hand paid by the receipt whereof is acknowledged, the said Gibson-Anderson-Evins, Inc.,

does by these presents, grant, bargain, sell, and convey unto the sald JIMMY D. FORDHAM and wife, JANIE H. FORDHAM,

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

> Lot D, Block 9, according to the amended map of Riverwood, 7th Sector, as recorded in Map Book 9, Page 81 in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106 interest in the common area as set forth in the Declarations recorded in Misc. Book 39, Page 880, in said Probate Office.

SUBJECT TO:

Ad valorem taxes due and payable October 1, 1986.

25' building line as shown by recorded map.

3. 10' easement rear, 5' easement front and 20' easement for ingress and egress as shown by recorded map.

4. Right of way to Alabama Power Company recorded in Real 37, Page 243 in the Probate Office of Shelby County, Alabama.

5. Mineral and mining rights and rights incident thereto recorded in Volume 327, Page 906 in said Probate Office.

6. Right of way to South Central Bell recorded in Volume 277, Page 219 and Volume 277, Page 242 in said Probate Office. (CONTINUED ON REVERSE)

TO HAVE AND TO HOLD Unto the said JIMMY D. FORDHAM and wife, JANIE H. FORDHAM, 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 JIMMY D. FORDHAM and wife, JANIE H. FORDHAM, their helrs 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 JIMMY D. FORDHAM and wife, JANIE H. FORDHAM, shall, warrant and defend the same to the said their

heirs, executors and assigns forever, against the lawful chims of all persons.

IN WITNESS WHEREOF, The said

Gibson-Anderson-Evins, Inc.,

has hereunto set its its President,

signature by L.S. Evins, III who is duly authorized, and has caused the same to be attested by its Secretary, on this 24th day of March, 1986.

ATTEST:

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Gibson Anderson-Evins, Inc.

Secretary.

Its

(\$66,950.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

615 No. 21st Street	THIS FORM FURNISHED BY ALABAMA TITLE COMPANY, INC.
Birmingham, Ala.	COMPANY, INC.

WARRANTY	To	
DEED		

State of Alabama

SHELBY

COUNTY:

Į, the undersigned county in said state, hereby certify that

, a Notary Public in and for said

whose name as

L.S. Evins, III, 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 volentarily for and as the act of said corporation.

OD enjunder my hand and official seal, this the 24th

day of

1986.

Notary Public

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(CONTINUED FROM FRONT)

SUBJECT TO:

7. Right of way to Alabama Power Company recorded in Volume 220, Page 43, Volume 266, Page 741, Volume 247, Page 422, Volume 279, Page 387, Real 34, Page 822 and Real 34, Page 819 in said Probate Office. 8. Easements, restrictions, and rights-of-way of record.

STATE OF M. A. SHEEL BY CO. I CERTIFY THIS RISTRUMENT WAS FILED 1. Deed Tax \$ # 00

2, Mtg. Tax

1986 MAR 28 AM 10: 26

3. Recording Fee 500 4. Indexing Fee 100

JUDGE FERREATE

TOTAL

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