

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:
JIMMY D. FORDHAM and JANIE H. FORDHAM
3012 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 THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS

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

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

1. Ad valorem taxes due and payable October 1, 1986.
 2. 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
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 JIMMY D. FORDHAM and wife, JANIE H. FORDHAM,
their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said
Gibson-Anderson-Evins, Inc.,

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

ATTEST:

Gibson-Anderson-Evins, Inc.

Secretary.

By  Its President

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

