

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:
Benjamin F. Hayley, Attorney at Law

NAME: Benjamin F. Hayley, Attorney at Law
2737 Highland Avenue
Birmingham, AL 35205
ADDRESS:

2737 Highland Avenue
Birmingham, AL 35205

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

²¹¹³
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY,

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

to the undersigned grantor, CHOICE BUILDERS, INC.,
a corporation, in hand paid by JOHN S. ODESS and wife, CAROL S. ODESS,
the receipt whereof is acknowledged, the said CHOICE BUILDERS, INC.

does by these presents, grant, bargain, sell, and convey unto the said JOHN S. ODESS and wife, CAROL S. ODESS,
(grantees)

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

Lot 902, according to the survey of Riverchase Country Club, 16th Addition Residential Subdivision, as recorded in Map Book 9, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to declaration of protective covenants, agreements, easements, charges, and liens for Riverchase Residential, as recorded in Miscellaneous Book 14, beginning at Page 536, in the Office of the Judge of Probate, and amended in Miscellaneous Book 17, beginning at Page 550 in the Office of the Judge of Probate of Shelby County, Alabama.

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 grantee 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 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 grantees, their

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

IN WITNESS WHEREOF, The said CHOICE BUILDERS, INC.

signature by Terry Phillips

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 11 day of June, 1986.

ATTEST:

CHOICE BUILDERS, INC.

By Terry Phillips
Terry Phillips, ~~Secretary~~ President

Secretary.

Dan W. McCoy
2737 Highland Ave.
Birmingham, AL 35205

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

Jefferson COUNTY,

I, Dan W. McCoy

, a Notary Public in and for said

county in said state, hereby certify that

Terry Phillips

whose name as

President of the CHOICE BUILDERS, 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 11 day of June, 1986.

Dan W. McCoy



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

1986 SEP 26 AM 8:33

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>34.00</u>
2. Mtg. Tax	—
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>40.00</u>