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JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(Address) 2232 Cahaba Valley Drive
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

\$ 500.00

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar (\$1.00) and other good & valuable considerations.

to the undersigned grantor, Cornerstone Properties, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Joel Douglas Nelson and wife, Sandra Parsons Nelson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Begin at the SE corner of Lot 1, Block 2 of Windsor Estates, as recorded in Map Book 9, Page 132 in the Probate Office of Shelby County, Alabama, and run in a northerly direction along the westerly right of way line of Bradford Place, a distance of 111.54 feet; thence 90 degrees left, in a westerly direction, a distance of 30.00 feet; thence 90 degrees left, in a southerly direction, a distance of 92.37 feet; thence 54 degrees 52 minutes 45 seconds left, in a southeasterly direction, a distance of 34.32 feet; thence 50 degrees 07 minutes left, in an easterly direction, a distance of 2.00 feet to the Point of Beginning.

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1. Deed Tax	_____	\$ 1.50
2. Mtg. Tax	_____	\$ 0.00
3. Recording Fee	_____	\$ 2.50
4. Indexing Fee	_____	\$ 3.00
5. No Tax Fee	_____	\$ 0.00
6. Certified Fee	_____	\$ 1.00
Total	_____	\$ 7.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTOR, by its President, Donald M. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of April 1990.

ATTEST:

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

By Donald M. Acton President

STATE OF ALABAMA
COUNTY OF SHELBY

90 APR 4 PM 12:38

1, Summey B. Higgins, Jr. a Notary Public in and for said County in said
State, hereby certify that Donald M. Acton
whose name as the President of Cornerstone Properties, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 2nd day of April 1990.

Summey B. Higgins, Jr.