

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

Value  
\$16,000.00

SEND TAX NOTICE TO:  
Venson E. Birdwell  
Sandra M. Birdwell  
1694 South Pointe Drive  
Birmingham, Alabama 35244

CORPORATION WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1993-17416

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON ) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION, (\$1.00), DOLLARS, in hand paid to the undersigned, Birdwell Building Co., Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Venson E. Birdwell and spouse, Sandra M. Birdwell, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 4, according to the Survey of Southpointe, Seventh Sector, as recorded in Map Book 15, Page 54, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1993.
2. Restrictions as shown by recorded Map.
3. 35 foot building line as shown by recorded Map.
4. Restrictions with Alabama Power Company appearing of record in Real 364, Page 400, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, Page 424; Real 167, Page 295 and Real 377, Page 429, in the Probate Office of Shelby County, Alabama.
6. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.
7. Restrictions appearing of record in Real 355, Page 226, in the Probate Office 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 does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

Page 1 of 2

06/15/1993-17416  
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SHELBY COUNTY JUDGE OF PROBATE  
002 KJS 10.00

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is Venson E. Birdwell, who is authorized to execute this conveyance, has hereto set their signatures and seals, this 2nd day of June, 1993.

Birdwell Building Co., Inc.


 (SEAL)  
BY:  
ITS: PRESIDENT

GRANTOR

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Venson E. Birdwell whose name as President of Birdwell Building Co., 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 officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2nd day of June, 1993.

  
NOTARY PUBLIC  
My commission expires: 6/23/93

Inst # 1993-17416

Page 2 of 2

06/15/1993-17416  
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