



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

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

Send Tax Notice:
Harry Charles Marzette
1001 New Haven Court
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Seven Thousand Five Hundred Dollars and no/100

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

Harry Charles Marzette and Annie Delois Marzette

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby _____ County, Alabama to-wit:

Lot 1109, according to the Map of Brook Highland, 11th Sector, Phase I, an Eddleman
Community, as recorded in Map Book 19, Page 68, in the Probate Office of Shelby County,
Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines,
rights of way, limitations, if any, of record.

\$276,750.00 of the above recited purchase price was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1996-08047

03/12/1996-08047
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 39.50

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. 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,

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, Rodney McGinnis
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of March 19 96

ATTEST: McGinnis Construction Company, Inc.
By Rodney McGinnis President
Secretary

STATE OF Alabama
COUNTY OF Jefferson }

I, Hubert E. Rawson, Jr. a Notary Public in and for said County in said
State, hereby certify that Rodney McGinnis
whose name as the President of McGinnis Construction Company, 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 8th day of March 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Hubert E. Rawson, Jr.
Notary Public