

Send Tax Notice To:
Robert B. Hamilton, Jr.
5221 Meadow Gardens Lane
Birmingham, Alabama 35080

This instrument was prepared by

(Name) DONALD L. NEWSOM-CORRETTI & NEWSOM
1804 7th Avenue, North
(Address) Birmingham, Alabama 35203



1080

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 ONE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED AND NO/100 (\$117,900.00) DOLLARS

to the undersigned grantor, ROY MARTIN CONSTRUCTION, 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

ROBERT B. HAMILTON, JR. and wife, WINIFRED M. HAMILTON

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

Lot 34, Block 1, according to the Map and Survey of Sunny Meadows, Phase Two,
as recorded in Map Book 8, Page 19 A & B, in the Probate Office of Shelby
County, Alabama.

SUBJECT TO: (1) Taxes for the current year 1984 and subsequent years. (2) Building
setback line of 35 feet reserved from Meadow Gardens Lane as shown by plat. (3) Public
utility easements as shown by recorded plat, including a 20 foot easement on the Southerly
to Southeasterly sides and a 10 foot easement on the Southwesterly side. (4) Restrictions,
covenants and conditions as recorded in Misc. Book 36, Page 881, in the Probate Office of
Shelby County, Alabama. (5) Transmission Line Permit to Alabama Power Company as recorded
in Deed Book 139, Page 128; Deed Book 134, Page 514, and Deed Book 173, Page 192, in said
Probate Office. (6) Easements to Alabama Power Company as recorded in Deed Book 326,
Page 126, in said Probate Office. (7) Agreement with Alabama Power Company as to under-
ground cables as recorded in Misc. Book 37, Page 22, and covenants pertaining thereto as
recorded in Misc. Book 37, Page 21, in said Probate Office.

\$112,000.00 of the purchase price of the property described herein has been paid by the
proceeds of a purchase money mortgage executed and recorded simultaneously herewith.

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 pre-
mises, 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, Roy L. Martin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of July 19 84.

ATTEST:

Deed TAX 6.00
Per 2.50
Ind 1.00
9.50

STATE OF ALA. SHELBY CO. ROY L. MARTIN CONSTRUCTION, INC.
I CERTIFY THIS INSTRUMENT WAS SIGNED BY ROY L. MARTIN, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1984 JUL 20 PM 1:58
see Mtg #52-609
JUDGE OF PROBATE

I, the undersigned authority
State, hereby certify that Roy L. Martin
whose name as President of Roy Martin Construction, 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 17th day of July

My Commission Expires 12-23-84
Form ALA-33

Robert H. Adams
Notary Public