

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

19730508000025480 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/08/1973 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON

COUNTY;

5703

See Mtg 330 - 690

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Thirty-Three Thousand Seven Hundred and No/100-----DOLLARS
to the undersigned grantor, Roy Martin Construction Company, Inc.
a corporation, in hand paid by Charles Preston Hansford and wife, Elizabeth E. Hansford
the receipt whereof is acknowledged, the said
Roy Martin Construction Company, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Charles Preston Hansford and wife, Elizabeth E. Hansford
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Woodland Hills, as recorded in Map
Book 5, Page 90, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes due in the year 1973, which are a lien but not due and payable until October 1, 1973.
2. 35 foot building line and 10 foot easement on rear as shown by recorded map.
3. Easement to Alabama Power Company as shown by instrument recorded in Volume 277, Page 20, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Miscellaneous Volume 2, Page 874, in said Probate Office.

\$33,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Charles Preston Hansford and wife, Elizabeth E. Hansford 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 Roy Martin Construction Company, Inc. does for itself, its successors and assigns, covenant with said Charles Preston Hansford and wife, Elizabeth E. Hansford, 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
Charles Preston Hansford and wife, Elizabeth E. Hansford, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Roy Martin Construction Company, Inc. has hereunto set its
signature by Roy L. Martin its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 3rd day of May, 1973.

ATTEST:

ROY MARTIN CONSTRUCTION COMPANY, INC.

By Roy L. Martin
Vice President

Secretary.

BOOK 280 PAGE 168

22nd Street
Birmingham, Alabama 35203

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CORPORATION

WARRANTY DEED

STATE OF ALABAMA.

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the _____

day of _____ 19____

at _____ o'clock _____ M, and was duly re-

Recorded in Volume _____ of Deeds

at page 215, and examined.

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO

**615 No. 21st Street
Birmingham, Ala.**



19730508000025480 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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State of Alabama

JEFFERSON

COUNTY;

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that Roy L. Martin
whose name as _____ President of the Roy Martin Construction Company, 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 3rd day of May, 1973.

Gregory J. Wilson
Notary Public

Notary Public

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

May 8 - 1972 8:30 AM

RECORDED & \$_____MTG. TAX

\$ 408 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Comd'g U. Frontier

JUDGE OF PROBATE