

THIS INSTRUMENT PREPARED BY:

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

19730702000037710 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/02/1973 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA

State of Alabama

JEFFERSON

COUNTY;

See Mtg 331-218

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Thirty-Two Thousand Three Hundred Fifty and No/100-----DOLLARS

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by William R. Cleere and wife, Ann M. Cleere
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
William R. Cleere and wife, Ann M. Cleere
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, to be known as Lot 30, Woodland Hills, Second Sector (future), more particularly described as follows: Commence at the SE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 4, Township 21 South, Range 3 West, thence Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 276.0 feet; thence turn 61° 00' 45" to the left and run Northwesterly a distance of 406.30 feet to the point of beginning; thence continue along last stated course a distance of 117.0 feet; thence turn 90° 00' to the right and run Northeasterly a distance of 170.0 feet to a point on the Southwesterly right of way line of proposed future street; thence turn 90° 00' to the right and run Southeasterly along said proposed street right of way line a distance of 117.0 feet; thence turn 90° 00' to the right and run Southwesterly a distance of 170.0 feet to the point of beginning.

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) Right of way to South Central Bell Telephone Company recorded in Volume 279, Page 780, in the Probate Office of Shelby County, Alabama.

\$25,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said William R. Cleere and wife, Ann M. Cleere 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, Inc. does for itself, its successors

and assigns, covenant with said William R. Cleere and wife, Ann M. Cleere, 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 William R. Cleere and wife, Ann M. Cleere, their

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

IN WITNESS WHEREOF, The said

Roy Martin Construction, 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 26th day of June, 1973.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By

Secretary.

XXX
Vice President

Shelby Co. - Notary Public

TO

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-
corded in Volume _____ of Deeds
at page 650, and examined.
215

Judge of Probate.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

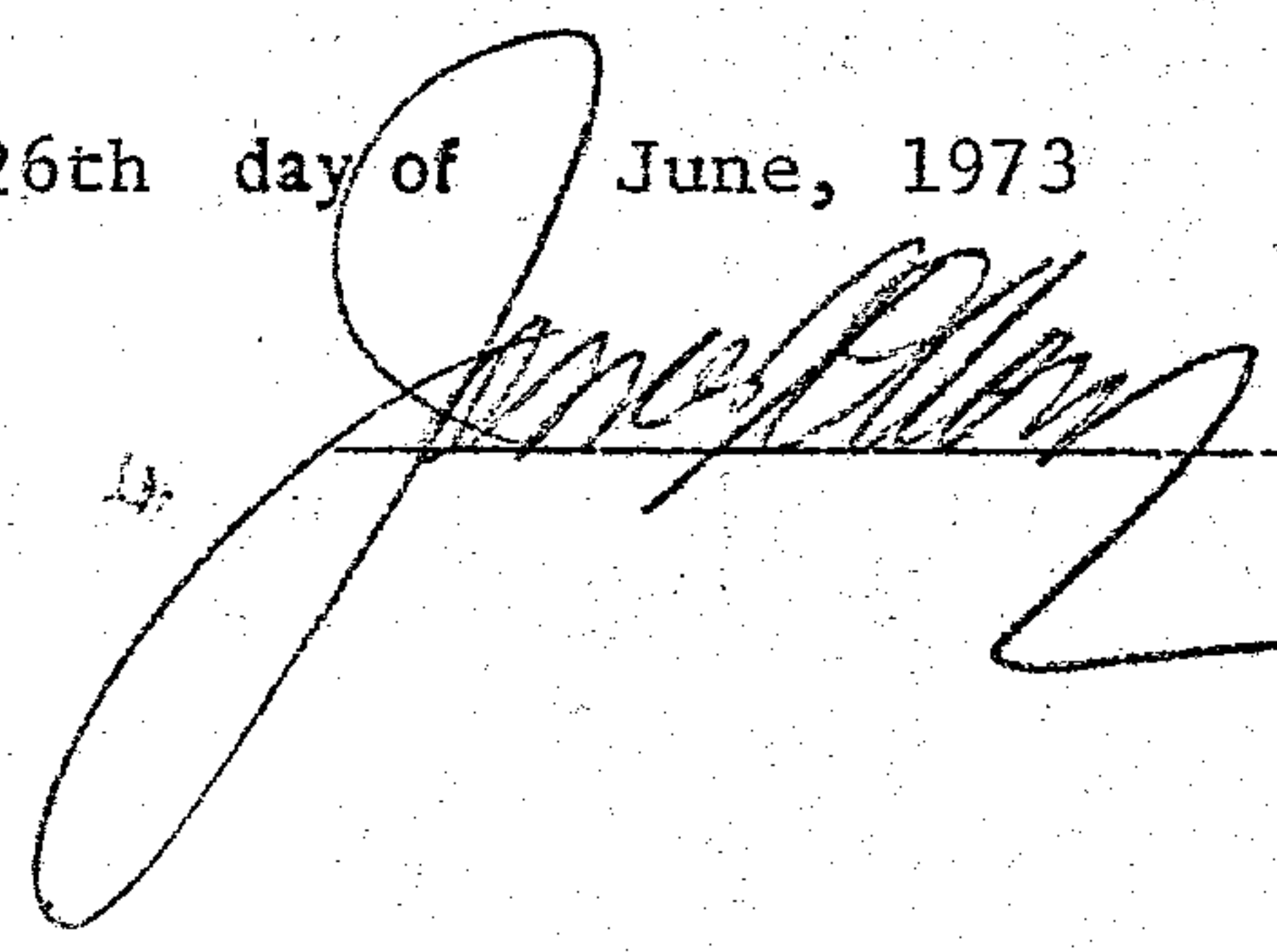
AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street Birmingham, Ala.

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, 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 26th day of June, 1973



Notary Public

BOOK 281 PAGE 132
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Sep 6.50
1973 JUL -2 AM 10:04
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Comptroller
JUDGE OF PROBATE

19730702000037710 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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