

THIS INSTRUMENT PREPARED BY:

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

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON

COUNTY;

See Mtg 332-398

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
Thirty-Three Thousand Two Hundred Fifty and No/100-----DOLLARS  
to the undersigned grantor, Roy Martin Construction, Inc.  
a corporation, in hand paid by Alfred Witke and wife, Dorothy Witke  
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.  
does by these presents, grant, bargain, sell, and convey unto the said  
Alfred Witke and wife, Dorothy Witke  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 7, according to the Map 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) Easement and  
building line as shown by recorded map; (3) Easement to Alabama Power  
Company and Southern Bell Telephone & Telegraph Company recorded in  
Volume 277, Page 20, in the Probate Office of Shelby County, Alabama;  
(4) Restrictions contained in Miscellaneous Record 2, Page 874, in said  
Probate Office.

\$23,000.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

19730712000039680 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/12/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Alfred Witke and wife, Dorothy Witke,  
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 Alfred Witke and wife, Dorothy Witke, 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 Alfred Witke and wife, Dorothy Witke, 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 9th day of July, 1973.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary.

By

Vice President



