

THIS INSTRUMENT PREPARED BY:

NAME: Jack R. Thompson, Jr.  
ADDRESS: 620 North 22nd Street  
Birmingham, Alabama

793

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

See Mtg 335-295

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Thirty Three Thousand One Hundred Fifty and No/100-----DOLLARS

to the undersigned grantor, Roy Martin Construction, Inc.  
a corporation, in hand paid by Robert Michael Smith and Phyllis J. Smith  
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Robert Michael Smith and Phyllis J. Smith

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 17, according to Woodland Hills, First Phase, Second Sector, as recorded  
in Map Book 5, Page 137, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING: (1) Current taxes; (2) Easement and building  
line as shown by recorded map; (3) Right of Way to Alabama Power Company and  
Southern Bell Telephone & Telgraph Company, recorded in Volume 279, page 780,  
in the Probate office of Shelby County, Alabama.



19731103000060920 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/03/1973 01:00:00 AM FILED/CERT

\$33,150.00 of the purchase price recited above was paid from a mortgage closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert Michael Smith and Phyllis J. Smith  
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 Robert Michael Smith and Phyllis J. Smith, 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 Robert Michael Smith and Phyllis J. Smith, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Roy Martin Construction, Inc.

signature by Roy L. Martin has hereunto set its  
who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
on this 29th day of October, 1973

ATTEST:

Secretary.

By Roy L. Martin  
Vice President



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 215, and examined.

12.65 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

SHELBY

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 29th day of October, 1973

Notary Public



19731103000060920 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/03/1973 01:00:00 AM FILED/CERT

BOOK 283 PAGE 610

STATE OF ALA. SHELBY CO.

CERTIFY THIS  
DOCUMENT WAS FILED

Deed 10/30/73 52

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

*Conrad M. Martin*

JUDGE OF PROBATE