

THIS INSTRUMENT PREPARED BY:

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

19731109000061930 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/09/1973 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

13900
938
See Mtg 335-402

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

to the undersigned grantor, Roy Martin Construction Company
a corporation, in hand paid by Donald R. Benson and Shelba H. Benson
the receipt whereof is acknowledged, the said Roy Martin Construction Company

does by these presents, grant, bargain, sell, and convey unto the said Donald R. Benson and Shelba H. Benson

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

Lot 20, according to the survey of Woodland Hills, Second Sector, as recorded in Map Book 5, Page 137, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easement and building line as shown by recorded map; (3) Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 279, Page 780, in the Probate Office of Shelby County, Alabama.

\$25,000.00 of the purchase price recited above was paid from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Donald R. Benson and Shelba H. Benson, 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 does for itself, its successors and assigns, covenant with said Donald R. Benson and Shelba H. Benson, 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 Donald R. Benson and Shelba H. Benson, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said ROY MARTIN CONSTRUCTION

COMPANY

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 7th day of November, 1973

ATTEST:

Secretary.

By

Roy L. Martin
Vice President

620 North 22nd Street
BIRMINGHAM, ALA. 35203

TO

CORPORATION

WARRANTY DEED

14.00
2.15

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

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 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 7th day of November, 1973

Jack Thompson
Notary Public

BOOK 283 PAGE 701

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

Reed Jack 1400
10:08 AM 6-10-73

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

Clayton M. B. B. B.

JUDGE OF PROBATE

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