

This instrument was prepared by Elizabeth B Thompson
(Name) VILLAGE, REALTORS
(Address) 3100 Lorna Road Birmingham, Alabama 35216

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:
70 80

That in consideration of Five Thousand five hundred and no/100 dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Roy Martin Construction, Inc.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J. R. Sansing

(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

Lot 2, Block 4, 2nd Sector of the Survey of Navajo Hills, as recorded in Map Book 5, Page 24 in the Probate Office of Shelby County.
Subject to easements, restrictions and limitations, if any, of record.
Subject to current taxes, a lien, but not yet due or payable until October 1, 1974.

BOOK 287 PAGE 864

19740718000035610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/18/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JUL 18 PM 12:50
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set My hands(s) and seal(s), this 1st day of July, 1974.

(Seal) Roy L. Martin (Seal)
Roy Martin Construction, Inc. (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, A. D., 1974.
Ruth S. Copra
Notary Public