

THIS INSTRUMENT PREPARED BY:

This instrument was prepared by
NAME: RICHARD A. G. GENEVOTTE, JR.
ATTORNEY AT LAW
ADDRESS: 620 North 22nd Street
BIRMINGHAM, ALABAMA 35203

8063
19740905000043610 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/05/1974 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

47250W
See Mtg 341-607
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty-Eight Thousand Nine Hundred and no/100 Dollars (\$38,900.00)

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Fredrick Ware and wife, Mary F. Ware,
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc., a corporation,

does by these presents, grant, bargain, sell, and convey unto the said Fredrick Ware and wife,
Mary F. Ware
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 42, Woodland Hills, 1st Phase, 4th Sector, as recorded in Map
Book 6, Page 24 in Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama

SUBJECT TO: (1) Current taxes; (2) 35-foot building set back line from Maple
Street; (3) 10-foot Utility Easement across North side of said lot as shown on
recorded map of said subdivision; (4) Transmission line permit to Alabama
Power Company recorded in Deed Book 107, Page 526 in Probate Office;
(5) Such state of facts as would be disclosed by an accurate survey and
inspection of the premises.

\$34,175.00 of the purchase price recited above was paid from a mortgage closed
simultaneously herewith.

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TO HAVE AND TO HOLD Unto the said Fredrick Ware and wife, Mary F. Ware
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.

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And said Roy Martin Construction, Inc., a corporation does for itself, its successors
and assigns, covenant with said Fredrick Ware and wife, Mary F. Ware, 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 Fredrick Ware and wife, Mary F. Ware, their
heirs, executors and assigns forever, against the lawful claims of all persons.

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

a corporation,

signature by Roy L. Martin, has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 29th day of August, 1974

ROY MARTIN CONSTRUCTION, INC.

ATTEST:

Secretary.

By Roy L. Martin
Vice President

CHAMBER OF COMMERCE & INDUSTRY
620 North 2nd Street
BIRMINGHAM, ALABAMA 35203
Phone 328-9333

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

19740905000043610 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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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 29th day of August, 1974.

Linda Kay Galbraith
Notary Public

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BOOK

STATE OF ALABAMA
CLERK OF THE COURT
RECORDS & DEEDS
1974 SEP -5 AM 9:28
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate