

THIS DOCUMENT PREPARED BY:

This instrument was prepared by

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

BIRMINGHAM, ALABAMA 35203

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.



19740923000046520 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/23/1974 12:00:00 AM FILED/CERT

State of Alabama

SHELBY COUNTY;

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

Thirty-Five Thousand Three Hundred Fifty and no/100 (\$35,350.00)

to the undersigned grantor, Roy Martin Construction, Inc.

a corporation, in hand paid by Robert Michael Worthington and wife, Cheryl Worthington  
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 Robert Michael Worthington and  
wife, Cheryl Worthington

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

Shelby County, Alabama, to-wit:

Lot 51, Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6,  
Page 24 in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions  
filed for record on 27th August, 1974, in Misc. Book 9, page 11; (3) 35-foot  
building set back line from Maple Street; (4) 10 foot Utility Easement across  
Northeast side of said lot as shown on recorded plat of said subdivision;  
(5) Transmission line permit to Alabama Power Company recorded in  
Deed Book 107, page 526 in Probate Office; (6) Such state of facts as would be  
disclosed by an accurate survey and inspection of the premises.

\$35,350.00 of the purchase price recited above was paid from a mortgage  
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert Michael Worthington and wife, Cheryl Worthington  
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., a corporation, does for itself, its successors

and assigns, covenant with said Robert Michael Worthington and wife, Cheryl Worthington, 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 Worthington and wife, Cheryl  
Worthington, 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 13th day of September, 1974.

ROY MARTIN CONSTRUCTION, INC.

ATTEST:

Secretary.

By Roy L. Martin  
President



SHANNON, ODOM, ROBERTSON & JACKSON  
620 North 22nd 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.

## State of Alabama

JEFFERSON COUNTY;



19740923000046520 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/23/1974 12:00:00 AM FILED/CERT

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 13th day of September, 1974.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

62:4 III 13 SEP 1974  
See 174-342-8

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

Commodore

JUDGE OF PROBATE

