

THIS INSTRUMENT PREPARED BY:

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

1942

19750114000002090 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/14/1975 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

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, Inc.
a corporation, in hand paid by Frederick A. Johnston and Judy A. Johnston
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.
does by these presents, grant, bargain, sell, and convey unto the said

Frederick A. Johnston and Judy A. Johnston
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 2, in Block 8, according to Map of "Navajo Hills" First Sector, as recorded in
Map Book 5, Page 18, in Probate Office of Shelby County, Alabama. Situated in town
of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35 foot building set back line as shown on recorded
map; (3) Restrictive covenants and conditions filed for record in D. Book 243, Page 480;
(4) A 7.5 foot utility easement on Northwest side of said lot as shown on recorded map;
(5) Transmission line permit to Alabama Power Company recorded in Deed Book 243,
Page 501; (6) Permit to South Central Bell recorded in Deed Book 278, Page 103.

\$33,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Frederick A. Johnston and Judy A. Johnston
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 Frederick A. Johnston and Judy A. Johnston, 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 Frederick A. Johnston and Judy A. Johnston, 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,
on this 26th day of December, 1974.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary.

By Roy L. Martin
Roy L. Martin President

TO

CORPORATION

WARRANTY DEED

6.00
8.15

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

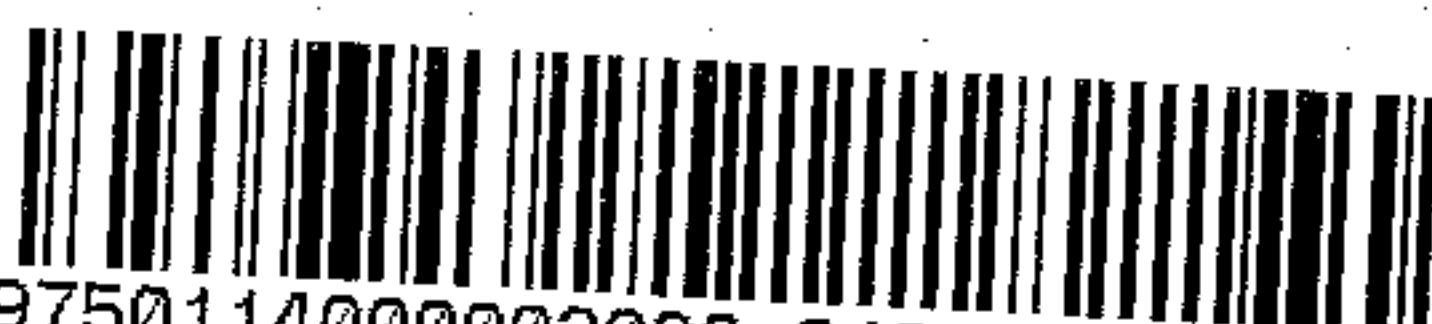
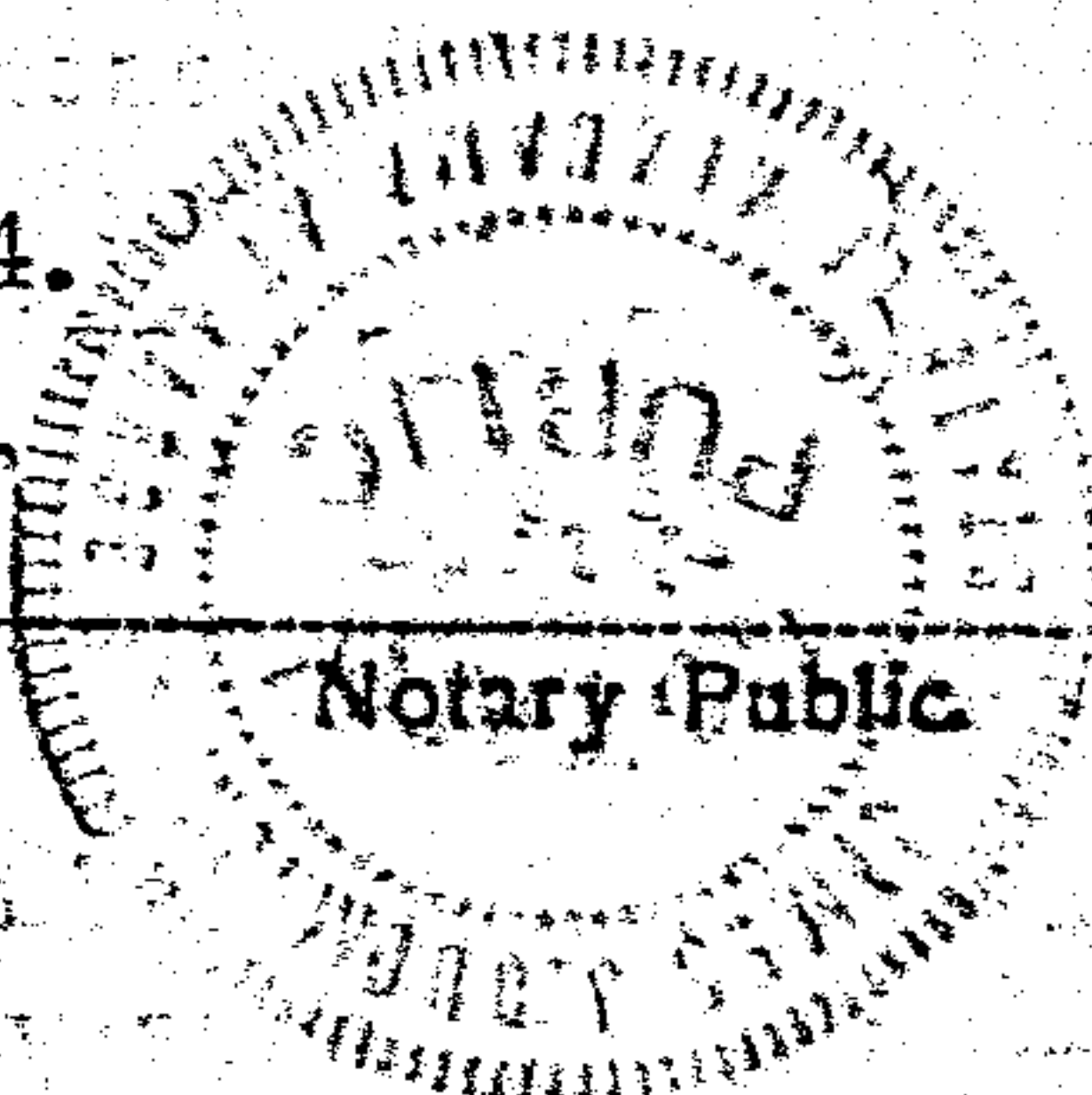
Jefferson

COUNTY;

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 26th day of December, 1974.

[Signature]



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STATE DEPT. STAMP
1. VERIFY THIS
INSTRUMENT WAS FILED
1975 JAN 14 AM 8:16
REC. BK. & PAGE AS SHOWN ABOVE
Don't Miss It
HINT: IF IT'S NOT
HERE, IT'S NOT

SHANNON, HANSON, BOGAL, ROBERTSON & JACKSON
620 North 22nd Street
Birmingham, Alabama 35203

21C 300
200 002
BOOK