

THIS INSTRUMENT PREPARED BY:

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

3507

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

See Mtg 252-834

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

Forty-five Thousand, Five Hundred and No/100-----Dollars
to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Thelmer J. Toxey and Marjorie K. Toxey
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Thelmer J. Toxey and Marjorie K. Toxey
as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 29, according to Survey of Valley Forge, as recorded in Map Book 6, Page 60, in
the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster,
Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for
record in Misc. Book 12, Page 756; (3) A 35 foot building set back line from Independence
Drive and Lexington Circle; (4) A 10 foot utility easement across South side of said lot
as shown on recorded map of said subdivision; (5) Permit to South Central Bell
Telephone Company recorded in Deed Book 294, Page 582.

\$40,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

19760316000022160 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/16/1976 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Thelmer J. Toxey and Marjorie K. Toxey
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 Thelmer J. Toxey and Marjorie K. Toxey, 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 Thelmer J. Toxey and Marjorie K. Toxey, 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, its President,
on this 15th day of March, 1976.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin, Vice President

Secretary.

620 North 22nd Street
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

500
400
900

State of Alabama

JEFFERSON

COUNTY;



19760316000022160 2/2 \$.00
Shelby Chy Judge of Probate, AL
03/16/1976 01:00:00 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 15th day of March, 1976.

James D. [Signature]

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR 16 AM 9:55
Sheel J. [Signature]
JUDGE OF PROBATE

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