

This instrument was prepared by

(Name) Michael J. Romeo, Attorney

4872

(Address) 521 Massey Building, Birmingham, AL 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Nine Thousand Nine Hundred & No/100 (\$49,900.00) Dollars

*See Mtg 354 Page 255*

to the undersigned grantor, Roy Martin Construction, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James Alton Jones, Jr. and wife, Gay A. Jones

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 19, 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. Ad valorem taxes due and payable October 1, 1976.
2. Restrictive covenants and conditions filed for record on September 23, 1975, in Misc. Book 12, Page 756.
3. 35-foot building set back line from Concord Way and Independence Drive.
4. 10-foot utility easement across West Side of said lot as shown on recorded map of said subdivision.
5. Permit to South Central Bell Telephone Company dated July 10, 1975, and recorded in Deed Book 294, on Page 582, in Probate Office.

19760506000040750 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/06/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 MAY -6 AM 8:30  
Deed Book 354  
Concord Way  
JUDGE OF PROBATE

\$41,000.00-----of the purchase price recited above was paid from a mortgage  
loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy Martin  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of April 1976

Roy Martin Construction, Inc.

ATTEST:

By *Roy L. Martin*  
Roy Martin President

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Michael J. Romeo a Notary Public in and for said County in said  
State, hereby certify that Roy Martin  
whose name as President of Roy Martin Construction, Inc.  
a corporation, 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, 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 19th day of

April

19 76

Notary Public