

THIS INSTRUMENT PREPARED BY:

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

19760524000047800 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/24/1976 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

5422

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

Thirty-three Thousand, Nine Hundred and No/100-----Dollars
to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Harry Harding and Eva Harding
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 35, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and
amended Map of Ivanhoe, as recorded in Map Book 6, Page 70, 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 in Misc. Book 12, Page 646; (3) A 35 foot building set back line from Shel y
County Highway #22; (4) A 7.5 foot utility easement on west side and 10 foot utility ease-
ment on North side of said lot as shown on recorded map of said subdivision;
(5) Transmission line permits to Alabama Power Co. recorded in Deed Book 103,
Page 171 and in Deed Book 220, Page 46; (6) Permit to South Central Bell Telephone
and Telegraph Co. recorded in Deed Book 294, Page 581 and permit to Alabama Power
Co. and Southern Bell Telephone and Telegraph Co. recorded in Deed Book 295, Page 847.

\$32,250.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Harry Harding and Eva Harding
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 Harry Harding and Eva Harding, 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 Harry Harding and Eva Harding, 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 18th day of May, 1976.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
Roy L. Martin, Vice President

Secretary.

ANNAL ROBERTSON, GREENEVILLE & THOMPSON

620 NORTH 22ND STREET

BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

2.00

3.00

1.00

6.00

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

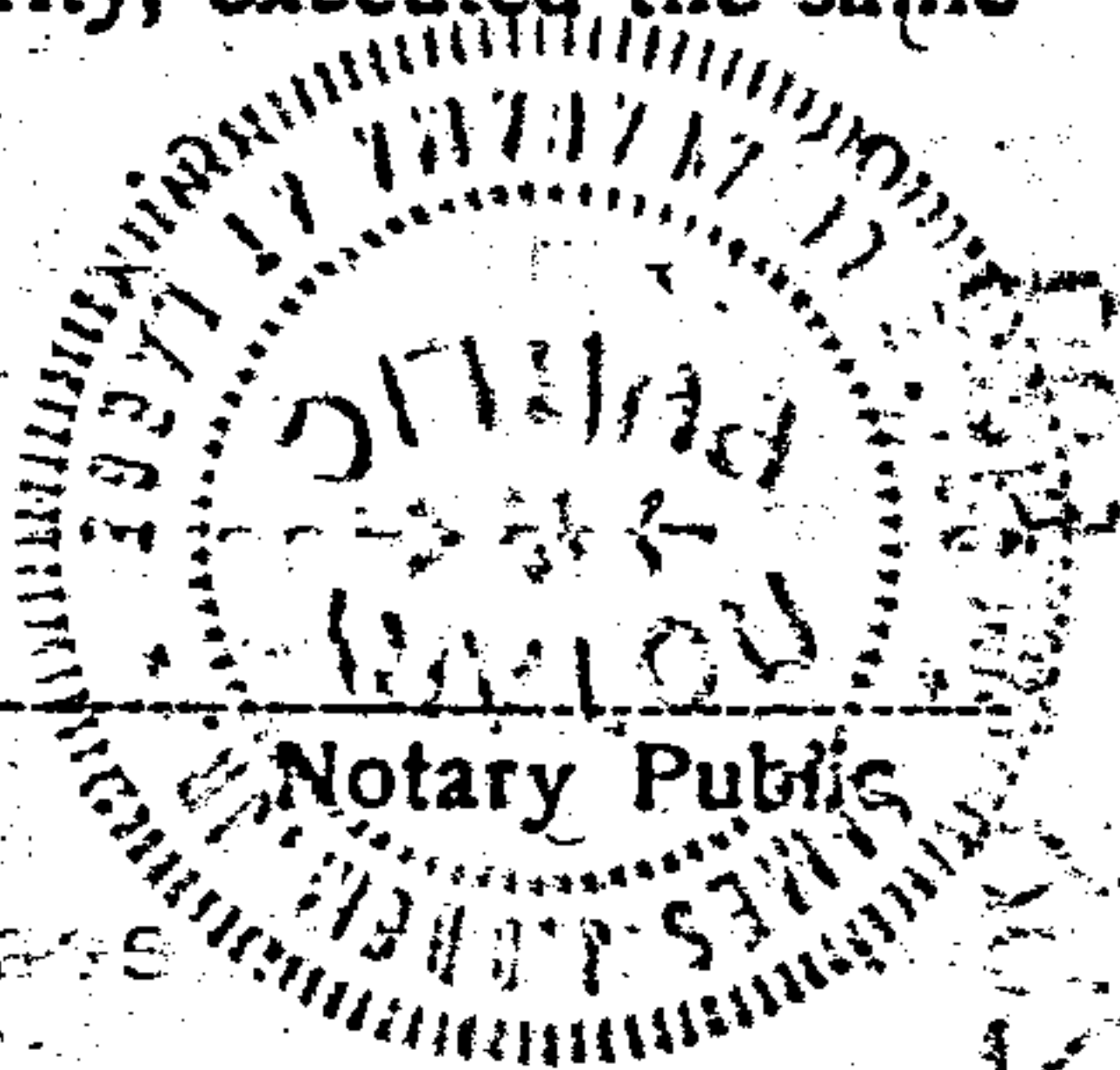
State of Alabama

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 18th day of May, 1976.

[Signature]



BOOK 298 PAGE 34

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 MAY 24 AM 7:17

Deed July 20

Conrad M. Fowler

JUDGE OF PROBATE



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