

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.  
620 North 22nd Street  
Birmingham, Alabama 35203

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY,

900000  
City 358-47

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

Forty Three Thousand Nine Hundred and no/100-----Dollars  
to the undersigned grantor, Roy Martin Construction, Inc.  
a corporation, in hand paid by Ronald Coburn and Nina Reed Coburn  
the receipt whereof is acknowledged, the said

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

Ronald Coburn and Nina Reed Coburn  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby

County, Alabama, to-wit:

Lot 2, according to the 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.

19760921000090130 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/21/1976 12:00:00AM FILED/CERT

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for record on September 23, 1975, in Misc. Book 12, Page 756. And this binder insures that said covenants and conditions have not been violated and a future violation will not result in a forfeiture or reversion of title; (3) 50-foot building set back line from Colonial Drive; (4) 10-foot utility easement across East 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, Page 582, in Probate Office.

\$ 35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Ronald Coburn and Nina Reed Coburn 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 Ronald Coburn and Nina Reed Coburn, 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

Ronald Coburn and Nina Reed Coburn, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Roy Martin Construction, Inc.

has hereunto set its  
signature by Roy Martin  
who is duly authorized, ~~and has caused the same to be attested by its Secretary,~~  
on this 17th day of September, 1976.

ROY MARTIN CONSTRUCTION, INC.

ATTEST:

Secretary.

By Roy L. Martin  
Roy Martin

Vice President

ODOM, ROBERTSON, EASTMAN & THOMPSON

BIRMINGHAM, ALABAMA 35203

600 11th Street, Suite 1000

TO

CORPORATION

**WARRANTY DEED**

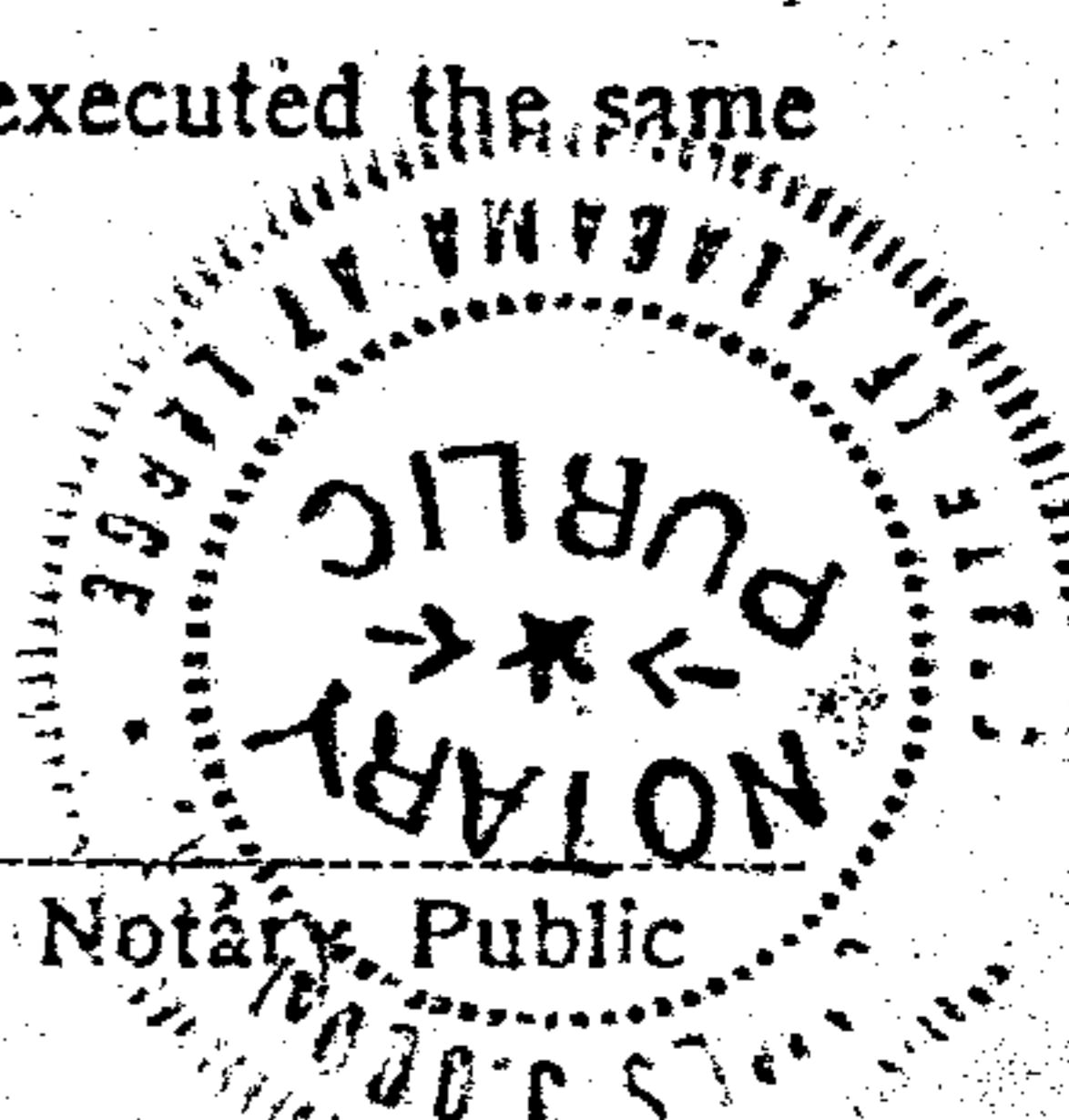
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1300

**State of Alabama**

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Roy 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 17th day of September, 1976.



1976 SEP 21 AM 9:57  
Deed Thru 900  
Conveyance  
Judge of Probate



19760921000090130 2/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/21/1976 12:00:00AM FILED/CERT

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

OC JWD TOC 2000