

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.

ADDRESS: 620 North 22nd Street, Birmingham, Alabama 35203



19761021000101300 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
10/21/1976 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

688  
598

See Mtg 359-10

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

Thirty Seven Thousand Nine Hundred and no/100-----Dollars  
to the undersigned grantor, Roy Martin Construction, Inc.  
a corporation, in hand paid by Macy Curtis Smith and Linda H. Smith  
the receipt whereof is acknowledged, the said

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

Macy Curtis Smith and Linda H. Smith  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 19, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6,  
Page 93, 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  
on June 1, 1976, in Misc. Book 16, Page 194; (3) 40-foot building set back  
line from Eddings Lane; (4) Utility easement across North and East sides of  
said lot as shown on recorded map of said subdivision; (5) Right of way to  
Alabama Power Company as recorded in Volume 112, Page 456, and in Volume 123,  
Page 433, in Probate Office.

\$32,900.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Macy Curtis Smith and Linda H. Smith  
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 Macy Curtis Smith and Linda H. Smith, 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  
Macy Curtis Smith and Linda H. Smith, 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, its President,  
on this 20 th day of October, 1976.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary.

By Roy L. Martin Vice President



NOTARY PUBLIC - JEFFERSON & TARRANT  
615 No. 21st Street  
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

# WARRANTY DEED

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street

Birmingham, Ala.

200  
300  
100  
900

## 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 20th day of October, 1976.

*Leanne S. Mitchell*  
Notary Public



19761021000101300 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
10/21/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 OCT 21 AM 10:20  
Dee L. Ad 500  
Came from Brother  
JUDGE OF PROBATE

301 PAGE 632  
BOOK