

THIS INSTRUMENT PREPARED BY:

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

2094

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

See 174-360-455

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

Thirty Eight Thousand Nine Hundred and no/100-----Dollars

to the undersigned grantor, Roy Martin Construction, Inc.  
a corporation, in hand paid by Larry A. Butler and Sheila W. Butler  
the receipt whereof is acknowledged, the said

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

Larry A. Butler and Sheila W. Butler  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 1, 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) 10-foot utility easement over South side  
lot as shwon 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.

\$37,300.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.



19761214000120220 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/14/1976 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Larry A. Butler and Sheila W. Butler  
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 Larry A. Butler and Sheila W. Butler, 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  
Larry A. Butler and Sheila W. Butler, 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 11th day of December, 1976.

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin, President

Secretary.

ATTEST:  
BOOK 302 PAGE 534



OBOM, ROBERTSON, GORTCHOWY & THOMPSON  
620 North 22nd Street  
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

# WARRANTY DEED

200.  
300  
100  
600



19761214000120220 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/14/1976 12:00:00 AM FILED/CERT

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 11th day of December, 1976.

*Louise S. Campbell*

Notary Public

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

1976 DEC 14 AM 11:15

*Deed Dec 200*

*Conrad M. Johnson*  
JUDGE OF PROBATE

535 PAGE 202 BOOK 8008