

THIS INSTRUMENT PREPARED BY:

NAME: Corley & Halbrooks

ADDRESS: 2117 Magnolia Avenue, Birmingham, Alabama

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;



19761220000122710 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1976 12:00:00 AM FILED/CERT

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

Forty-Eight Thousand Seven Hundred Fifty and no/100-----Dollars
to the undersigned grantor, Kimbrell Homes, Inc. *See Mtg 360-656*
a corporation, in hand paid by Robert Martin Jr., and wife, Susan B. Martin
the receipt whereof is acknowledged, the said Kimbrell Homes, Inc.

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

Robert Martin Jr., and wife, Susan B. Martin
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 71, according to the survey of Kingwood, First Addition, as recorded in
Map Book 6, page 90, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Easement to Alabama Power Company recorded in Volume 55, page 454; Volume 225, page 224; Volume 299, page 150; Volume 299, page 156; Volume 299, page 132, Volume 299, page 138 and Volume 299, page 144, in the Probate Office of Shelby County, Alabama.
3. 35 foot building line on south and west sides and 10 foot easement on north and east side as shown by recorded map.
4. Restrictions contained in Misc. Volume 15, page 892 and Misc. Volume 16, page 361, in said Probate Office.
5. Agreement with Alabama Power Company recorded in Misc. Volume 16, page 354, in said Probate Office.

\$39,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert Martin Jr., and wife, Susan B. Martin 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 Kimbrell Homes, Inc. does for itself, its successors and assigns, covenant with said Robert Martin Jr., and wife, Susan B. Martin, 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 Robert Martin Jr., and wife, Susan B. Martin, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Kimbrell Homes, Inc.

signature by _____ has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 16th day of December, 1976.

ATTEST:

Secretary.

KIMBRELL HOMES, INC.

By

Vice President

FLORIDA TITLE ADDRESS CHANGES
HOME FEDERAL SAVINGS AND LOAN
1200 Brooklock Drive
Birmingham, Alabama 35226

TO

CORPORATION
WARRANTY DEED

10.00
3.00
1.00
14.00

19761220000122710 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1976 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 JOHN C. KIMBRELL, JR., whose name as President of the Kimbrell Homes, 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 16th day of December, 1976.

[Signature]
Notary Public

STATE OF ALA. SHELLEY CO.
INSTRUMENT WAS FILED

1976 DEC 20 AM 10:11

Deed Fee 10.00
Com. Fee 1.00
JUDGE OF PROBATE

544 PAGE 206 BOOK 8008