

THIS INSTRUMENT PREPARED BY:

5907

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

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

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 Mark F. Cochran and Patricia W. Cochran
the receipt whereof is acknowledged, the said
Roy Martin Construction, Inc.
does by these presents, grant, bargain, sell, and convey unto the said

Mark F. Cochran and Patricia W. Cochran
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, 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 of said lot as
shown on recorded map; (5) Right of way to Alabama Power Company as recorded in
Volume 112, page 456, and in Volume 123, page 433, in Probate Office;

\$36,950.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.



19770224000017480 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/24/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Mark F. Cochran and Patricia W. Cochran
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 Mark F. Cockran and Patricia W. Cochran, 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
Mark F. Cochran and Patricia W. Cochran, 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 hereto set its
who is duly authorized, and has caused this same to be attested by its Secretary,
on this 22nd day of February, 1977.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
Roy L. Martin, ~~XXXX~~ President

Secretary.

PUBLISHED BY THE ALABAMA TITLE COMPANY, INC.

TO

CORPORATION

WARRANTY DEED

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 22nd day of February, 1977.

[Signature]

Notary Public

NOTARY PUBLIC
THIS INSTRUMENT WAS FILED
1977 FEB 24 AM 10:00

[Signature]
JUDGE OF PROBATE

Rec. 3.00
Due 1.00
Paid 2.00
6.00

19770224000017480 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/24/1977 12:00:00AM FILED/CERT