

THIS INSTRUMENT PREPARED BY:

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



19770429000040620 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/29/1977 12:00:00AM FILED/CERT

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

Forty Six Thousand Nine Hundred and No/100-----Dollars
to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by B. C. Crocker and Hattie B. Crocker
the receipt whereof is acknowledged, the said

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BOOK 305
Roy Martin Construction, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
B. C. Crocker and Hattie B. Crocker
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 13, according to Survey of SCOTTSDALE, as recorded in Map Book 6, Page 101,
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 August 13, 1976, in Misc. Book 16, Page 429; (3) 35-foot building set back
line from Mitzie Circle and Frankie's Lane; (4) Utility easements as shown on recorded
map of said subdivision; (5) Transmission line permit to Alabama Power Company,
dated Feb. 28, 1944, and recorded in Deed Book 124, Page 552, and permit to Alabama
Power Company and Southern Bell Telephone & Telegraph Co., dated Aug. 9, 1976, and
recorded in Deed Book 300, Page 744, in Probate Office;

\$46,900.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said B. C. Crocker and Hattie B. Crocker
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 B. C. Crocker and Hattie B. Crocker, 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

B. C. Crocker and Hattie B. Crocker, 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,
on this 26th day of April, 1977.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary.

By Roy L. Martin, President

615 No. 21st Street

Birmingham, Ala.

ALABAMA TITLE COMPANY, INC.

THIS FORM FURNISHED BY



19770429000040620 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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WARRANTY DEED

CORPORATION

TO

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 26th day of April, 1977.

Notary Public

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

77 APR 29 PM 11:28

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Fee 3.00

Int 1.00

\$ 4.50

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