

THIS INSTRUMENT PREPARED BY:

NAME: Jack R. Thompson, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama

9735

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 seven thousand nine hundred and no/100-----Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by John W. Thomas and wife, Peggy R. Thomas
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said John W. Thomas and wife, Peggy R. Thomas

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 40, according to Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the
Probate Office of Shelby County, Alabama. Situated in the town of Alabaster, Shelby
County, Alabama

SUBJECT TO: (1) Current taxes (2) Restrictive covenants and conditions filed for record on
September 23, 1975, in Misc. Book 12, Page 756. And this binder insured that said
covenants and conditions have not been violated and future violations will not result in for-
feiture or reversion of title (3) 35-foot building set back line from Colonial Drive and Old
Boston Road (4) 7½ foot utility easement over South side of said lot as shown on recorded ma-
p of said subdivision (5) Permit to South Central Bell Telephone Company dated July 10, 1975,
recorded in Deed Book 294, Page 582 in Probate Office
\$43,100.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

19770614000058690 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/14/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said John W. Thomas and wife, Peggy R. Thomas
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 John W. Thomas and wife, Peggy R. Thomas and 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 John W. Thomas, Jr. and wife, Peggy R. Thomas
and their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Roy Martin Construction, Inc. has hereunto set its
signature by Roy L. Martin its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 9th day of June, 1977

ATTEST:

Secretary.

Roy Martin Construction Inc
By Roy L. Martin
President

Olson R. Thompson & Thompson

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.



19770614000058690 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/14/1977 12:00:00AM FILED/CERT

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 9th day of June, 1977

Tach Thompson

Notary Public

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

1977 JUN 14 AM 9:59

Thomas A. Thompson, Jr.
JUDGE OF PROBATE

Deed tax 500
Rec. 300
Ind. 100
900

See Mtg 366 - 90