

THIS INSTRUMENT PREPARED BY:

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

11077
19770619000060730 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/19/1977 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-eight Thousand, Five Hundred and No/100-----Dollars
to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by B. J. Cooper and Patricia G. Cooper
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

B. J. Cooper and Patricia G. Cooper

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

Lot 26, according to the 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 in
Misc. Book 16, Page 429; (3) A 35 foot building set back line as shown on record plat;
(4) Utility easement as shown on recorded map; (5) Transmission line permit to Alabama
Power Co. and recorded in Deed Book 124, Page 552 and permit to Alabama Power
Company and Southern Bell Telephone and Telegraph Co. recorded in Deed Book 300,
Page 744.

\$43,650.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said B. J. Cooper and Patricia G. Cooper
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. J. Cooper and Patricia G. Cooper, 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. J. Cooper and Patricia G. Cooper, 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 16th day of July, 1977.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary.

By Roy L. Martin, Vice President

620 NORTH GARDEN STREET
BIRMINGHAM, ALABAMA 35203

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 16 day of July, 1977.

Notary Public

STATE OF ALA. SHERIFF 06.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 JUL 18 PM 3:45

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Chad	5-08
Rec.	3-00
Ind.	1-00
	<hr/>
	9-00

See mty 367-370



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BOOK 366 PAGE 692