

THIS **INSTRUMENT** PREPARED BY:

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

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

10778

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Fifty-four Thousand, Three Hundred and No/100-----Dollars
to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Charles Durward Beam and Mazie L. Beam
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

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

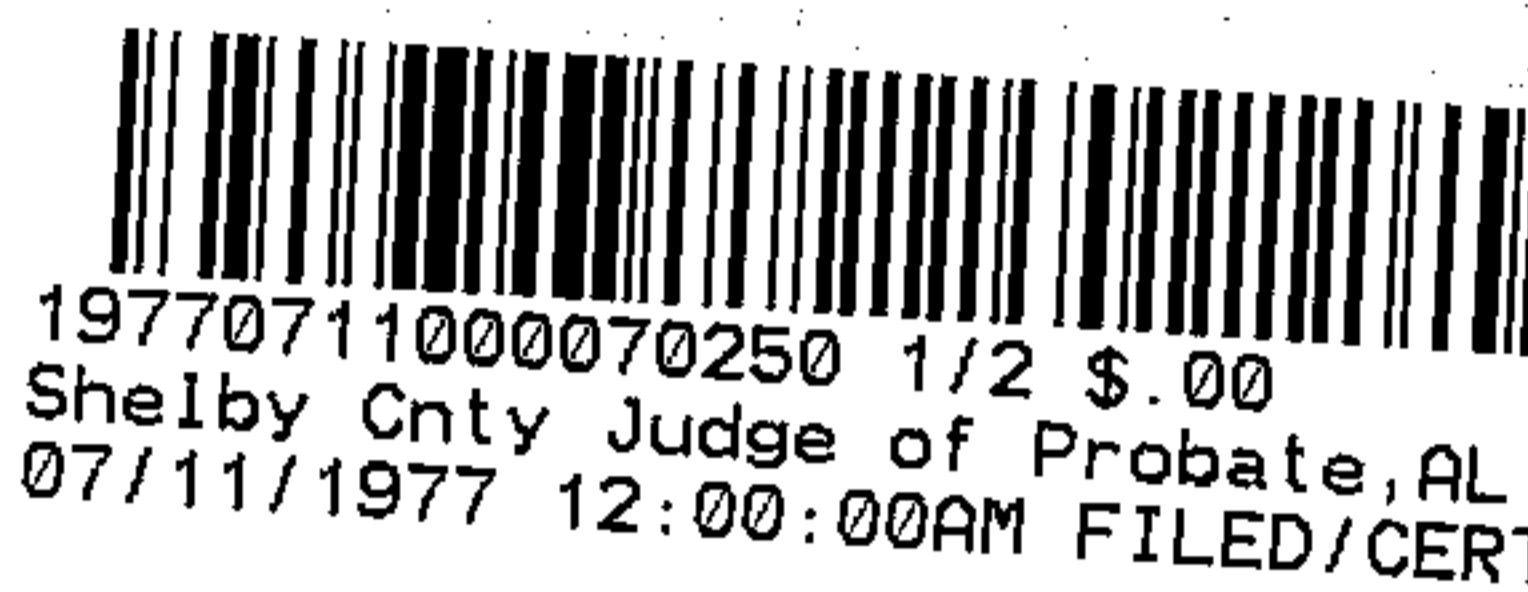
Charles Durward Beam and Mazie L. Beam

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 Dearing Downs, as recorded in Map Book 6,
Page 136, in the Probate Office of Shelby County, Alabama.
Situated in the Town of Helena, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35 foot building set back line from Southwind
Drive and Dearing Downs Drive; (3) Restrictions filed in Misc. Book 18, Page 593;
(4) Transmission line permits to Alabama Power Co. recorded in Deed Book 155, Page 107;
(5) Utility easements as shown on recorded map.

\$54,300.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.



BOOK 3 JUDG PAST 500 X
TO HAVE AND TO HOLD Unto the said Charles Durward Beam and Mazie L. Beam
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 Charles Durward Beam and Mazie L. Beam, 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

Charles Durward Beam and Mazie L. Beam, 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 7th day of July, 1977. its President,

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By

Roy L. Martin

Vice President

Secretary.

ODOM, ROBERTSON & THOMPSON
620 NORTH 23RD STREET

TO

CORPORATION

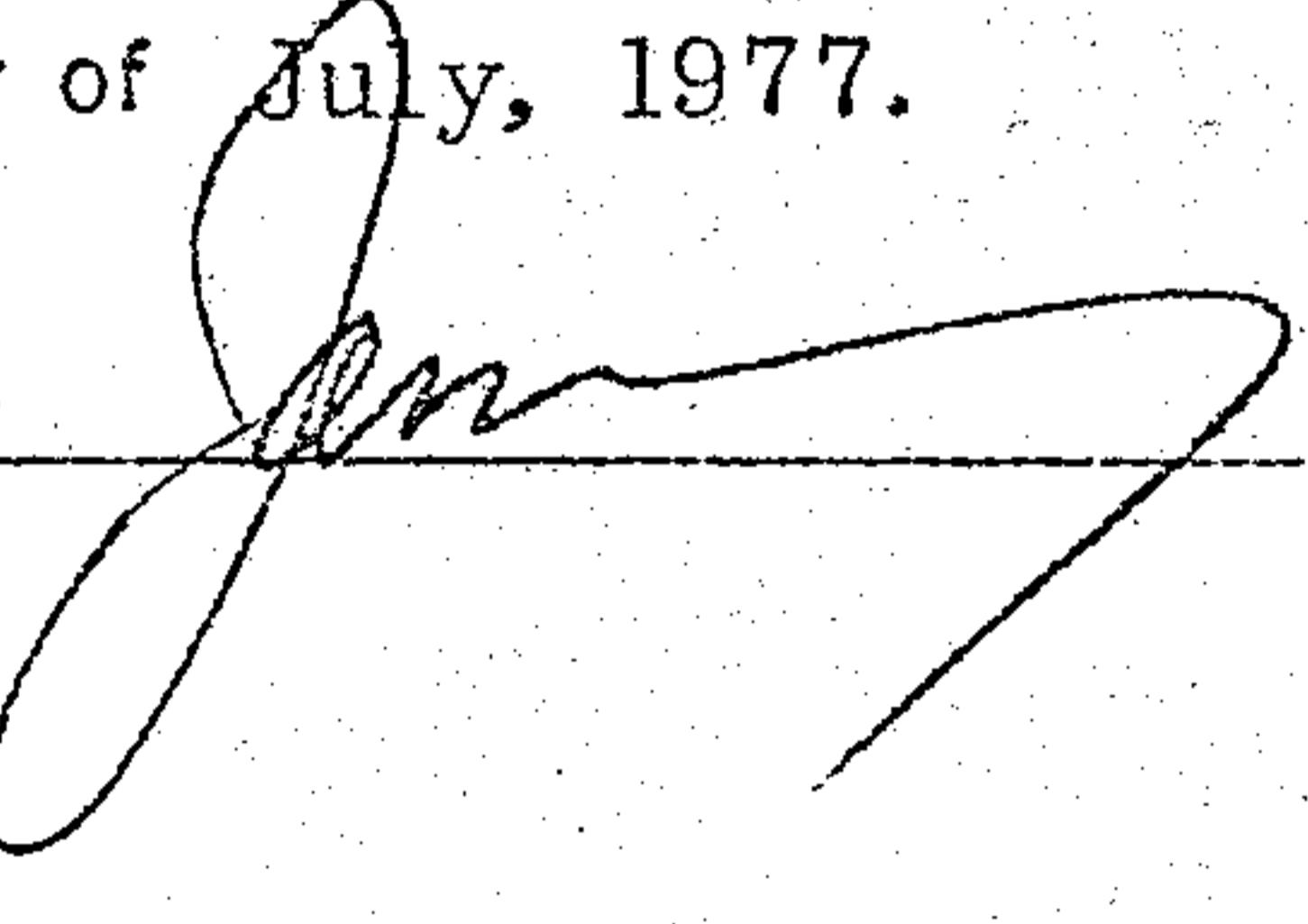
WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

State of Alabama }
JEFFERSON COUNTY, }

I, the undersigned
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 7th day of July, 1977.


Notary Public

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

1977 JUL 11 AM 8:50 Rec 3 0 0
Deed Tax 5 0
1 0 0

Thomas A. Bowdoin, Jr. 450
JUDGE OF PROBATE

19770711000070250 2/2 \$0.00
Shelby Cnty Judge of Probate, AL
07/11/1977 12:00:00AM FILED/CERT