

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.  
620 North 22nd Street  
ADDRESS: Birmingham, Alabama 35201

11084

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-nine Thousand, Nine Hundred and No/100-----Dollars  
to the undersigned grantor, Roy Martin Construction, Inc.  
a corporation, in hand paid by Edward A. Pigan and Eleanor F. Pigan  
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

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

Edward A. Pigan and Eleanor F. Pigan  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 22, 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 in  
Misc. Book 16, Page 429; (3) A 35 foot building set back line from Scottsdale Drive;  
(4) Utility easements as shown on recorded map of said subdivision; (5) Transmission line  
permit to Alabama Power Co. and recorded in Deed Book 124, Page 552 and permit to Alabama  
Power Co. and Southern Bell Telephone and Telegraph Co. recorded in Deed Book 300, Page 744.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously  
herewith.



19770719000073680 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/19/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Edward A. Pigan and Eleanor F. Pigan  
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 Edward A. Pigan and Eleanor F. Pigan, 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 Edward A. Pigan and Eleanor F. Pigan, 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 18th day of July, 1977.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin  
Roy L. Martin, Vice President

Secretary.

ODOM, ROBERTSON & THOMPSON  
620 NORTH 22ND 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 18th day of July, 1977.

Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
NOTARY PUBLIC

1977 JUL 18 PM 3:59

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

Deeds 15.00  
Rec. 3.00  
Fees 1.00  
19.00

See mty.

19770719000073680 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/19/1977 12:00:00AM FILED/CERT

BOOK

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