

THIS INSTRUMENT PREPARED BY:

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

19770822000087420 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1977 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
Fifty-three Thousand, Nine Hundred and No/100-----Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Rolland H. Berry, Jr. and Anita M. Berry
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Rolland H. Berry, Jr. and Anita M. Berry
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 78, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book 6,
Page 141, 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 Whirlaway Circle;
(3) Utility easements as shown on recorded map of said subdivision; (4) Restrictive covenants
and conditions filed for record in Misc. Book 18, Page 598; (5) Easement to Alabama Power
Company recorded in Deed Book 55, Page 454.

\$53,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously
herewith.

TO HAVE AND TO HOLD Unto the said Rolland H. Berry, Jr. and Anita M. Berry
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 Rolland H. Berry, Jr. and Anita M. Berry, 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 Rolland H. Berry, Jr. and Anita M. Berry, 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 19th day of August, 1977.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin, Vice President

Secretary.

615 No. 21st Street
Birmingham, Ala.

ALABAMA TITLE COMPANY, INC.

THIS FORM FURNISHED BY

WARRANTY DEED

CORPORATION

TO



19770822000087420 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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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 19th day of August, 1977.

[Signature]

Notary Public

BOOK 307 PAGE 357

STATE OF ALA. SHELBY CO.
I CERTIFY THE
DISTRICT COURT OF THE

1977 AUG 22 AM 9:05

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Rec. 300
100
400

See MG 368-645