

THIS INSTRUMENT PREPARED BY:

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

5707

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

Sixty three thousand nine hundred and no/100-----Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Melvin Ray Patterson and Margaret Lea Patterson
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Melvin Ray Patterson and Margaret Lea Patterson

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 9, in Block 5, according to Map of Cahaba Valley Estates, Seventh
Sector, as recorded in Map Book 6, Page 82, in the Probate Office
of Shelby County, Alabama. Situated in Shelby County, Alabama.
Mineral and mining rights, excepted.

SUBJECT TO: Current taxes, 30-foot building set back line from Valleyview
Drive, Utility easement as shown on recorded map of said subdivision,
Transmission line permit to Alabama Power Company Nov. 17, 1939, recorded
in Deed Book 108, page 379, restrictions recorded in Misc. Book 15, Page 333
in Probate Office, Easements for sanitary sewers in Deed Book 298, page 677,
in Probate Office, and declaration of covenants regarding sanitary sewer
system recorded in Misc. Book 15, page 501, Permit to Alabama Power Company
and South Central Bell, recorded in Deed Book 302, page 83, in Probate
Office, Mineral and mining rights excepted in Deed Book 298, page 597,

\$63,900.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Melvin Ray Patterson and Margaret Lea Patterson
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 Melvin Ray Patterson and Margaret Lea Patterson, 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 Melvin Ray Patterson and Margaret Patterson, 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
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 21st day of December, 1977

Roy Martin Construction, Inc.

has hereunto set its
its President,

By Roy L. Martin, Vice President

ATTEST:

19771227000139170 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1977 12:00:00AM FILED/CERT

DOMINICK FLETCHER, YEILDING, ACKER, WOOD & LLOYD, P. A.
ATTORNEYS AT LAW - PROFESSIONAL ASSOCIATION

307 BROWN MARK BUILDING

CHAM ALABAMA 35203

COMMISSIONER OF REVENUE

REVENUE DEPARTMENT

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

State of Alabama

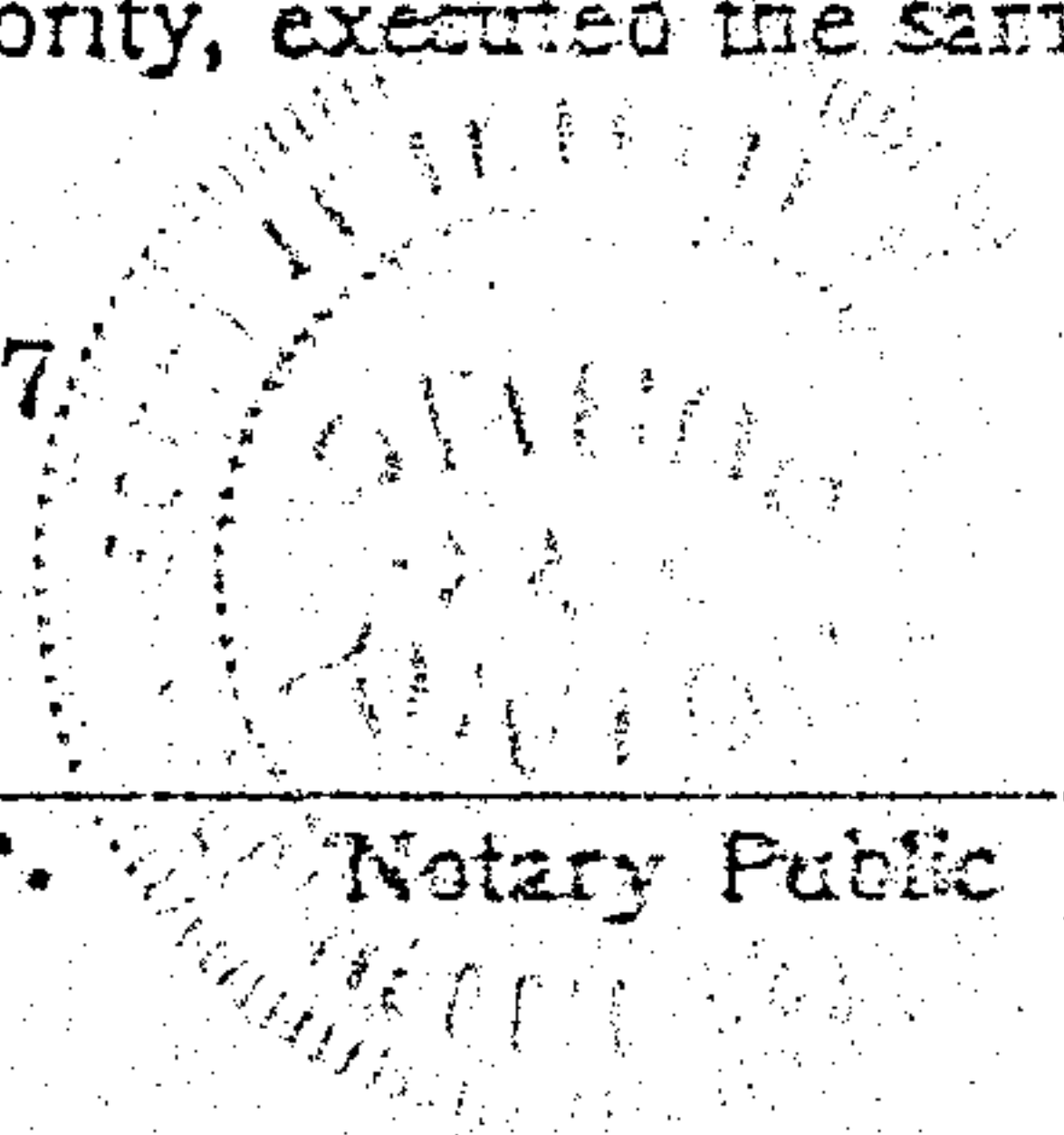
Jefferson COUNTY;

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 21st day of December, 1977

James J. Odom, Jr.

James J. Odom, Jr. Notary Public



STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

DEC 27 AM 9 02

See Mtg. 312-874
Rec. 3.00
Ind 1.00
4.00



19771227000139170 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1977 12:00:00AM FILED/CERT

BOOK 309 PAGE 577