

THIS INSTRUMENT PREPARED BY:

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

19780103000000640 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/03/1978 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 Charles Donald Grossman and Antoinette R. Grossman
the receipt whereof is acknowledged, the said
Roy Martin Construction, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Charles Donald Grossman and Antoinette R. Grossman
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 40, 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) A 35 foot building set back line from Williams Drive;
3) Utility easement as shown on recorded map of said subdivision; 4) Restrictive covenants
and conditions filed for record on August 13, 1976, in Misc. Book 16, Page 429;
5) Transmission line permit to Alabama Power Company dated Feb. 26, 1946, recorded
in Deed Book 124, Page 552, and permit to Alabama Power Co. and Southern Bell
Telephone and Telegraph Co. dated August 19, 1976, recorded in Deed Book 300, Page
744, in Probate Office.

\$48,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Charles Donald Grossman and Antoinette R. Grossman,
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 Donald Grossman and Antoinette R. Grossman, 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 Donald Grossman and Antoinette R. Grossman, 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 29th day of December, 1977.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary.

By Roy L. Martin
Roy L. Martin Vice President

ALABAMA TITLE COMPANY, INC.

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 29th day of December, 1977.

[Signature]
Notary Public

STATE OF ALABAMA
I CERTIFY THIS
STATEMENT WAS

1978 JAN -3 PM 12:29 see Mtg.

Thomas G. [Signature]
JUDGE OF PROBATE
Rec. 3.00
Shel 1.00
4.00



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