

THIS INSTRUMENT PREPARED BY:

4754

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

19780216000019300 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/16/1978 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

Fifty-three Thousand, Five Hundred and 00/100-----Dollars
to the undersigned grantor, Roy Martin Construction, Inc.

a corporation, in hand paid by Horace Dean Rigsby, Jr. and Sallye J. Rigsby,
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

Horace Dean Rigsby, Jr. and Sallye J. Rigsby

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

Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.
Situating in the Town of Helena, Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Dearing Downs Drive and Whirlaway Circle; 3) Utility easements as shown on recorded map of said subdivision; 4) Restrictions filed for record on February 9, 1977, and recorded in Misc. Book 18, page 593, in Probate Office; 5) Transmission line permits to Alabama Power Company dated Sept. 10, 1952, and recorded in Deed Book 155, page 107, in Probate Office; 6) Permit to Alabama Power Company and South Central Bell, dated Feb. 10, 1977, recorded in Deed Book 306, page 721, in Probate Office.

\$ 48,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Horace Dean Rigsby, Jr. and Sallye J. Rigsby, 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 Horace Dean Rigsby, Jr. and Sallye J. Rigsby, 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

Horace Dean Rigsby, Jr. and Sallye J. Rigsby, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Roy Martin Construction, Inc. has hereunto set its
signature by Roy L. Martin its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 15th day of February 1978

ROY MARTIN CONSTRUCTION, INC.

ATTEST:

Secretary.

By Roy L. Martin Vice President

Birmingham, Alabama 35223

Roy Martin Construction, Inc.

TO

Horace Dean Rigsby, Jr. and wife

Sallye J. Rigsby

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 15 day of February

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 FEB 16 AM 10:35

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

See mtg. 374-730

Deed 5.50
Rec. 3.00
Ord. 1.00
9.50

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