

THIS INSTRUMENT PREPARED BY:

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

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

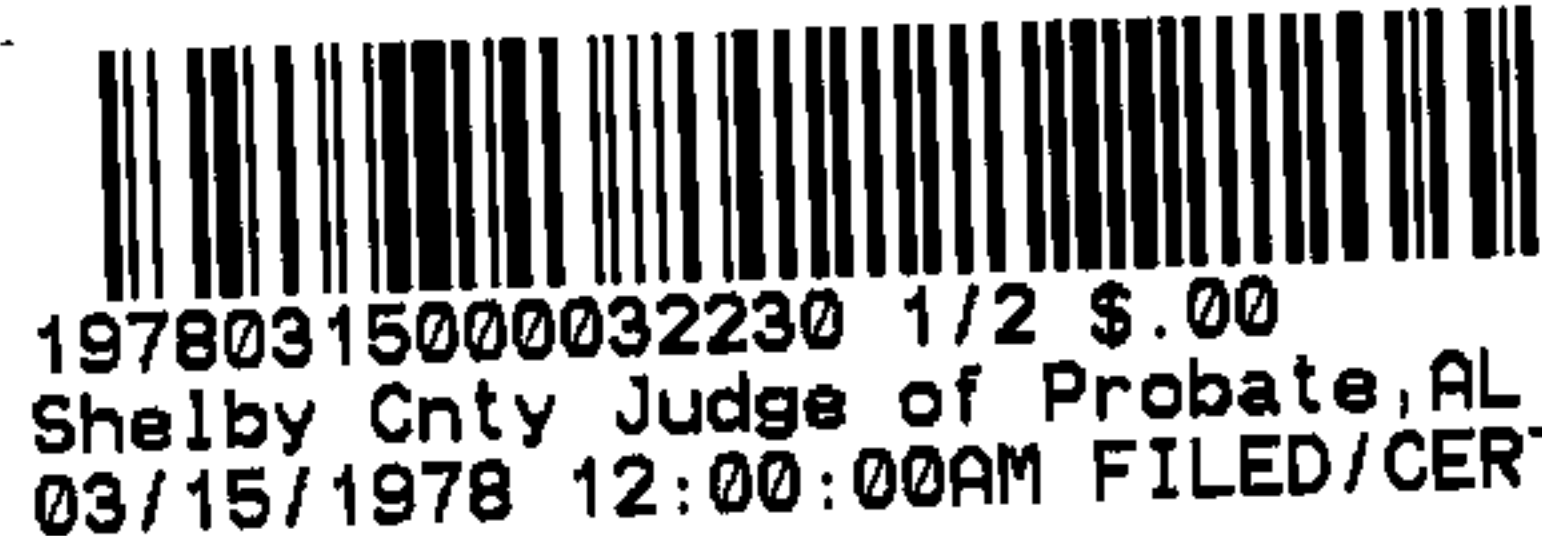
BIRMINGHAM, ALA.

State of Alabama

8882

SHELBY

COUNTY;



KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Forty-three Thousand, Nine Hundred and 00/100 Dollars

to the undersigned grantor,

Roy Martin Construction, Inc.,

a corporation, in hand paid by

James H. Hooks and Joy E. Hooks,

the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

James H. Hooks and Joy E. Hooks,

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

Shelby County, Alabama, to-wit:

Lot 6, of Block 2, of Mountain View Estates Subdivision, as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

07
PAGE
311
BOOK
SUBJECT TO: 1) Current taxes; 2) Restrictive covenants and conditions filed for record on January 23, 1958, in Deed Book 191, Page 221, in Probate Office; 3) Mineral and mining rights excepted from the West 990 feet of the North half of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 34, Twp. 20 South, Range 3 West, as reserved in Deed Book 70, Page 88; 4) Transmission line permits to Alabama Power Co. recorded in Deed Book 134, Page 360; Deed Book 134, Page 363; Deed Book 198, Page 495, and in Deed Book 228, Page 798; 5) Right of way deed to Shelby County, recorded in Deed Book 155, Page 549; 6) The South 10 Feet of lots is subject to easement for drainage and utilities, as shown by map or plat of subdivision, recorded in Map Book 4, Page 19; 7) Permit to Alabama Power Company and South Central Bell, recorded in Deed Book 310, Page 211, in Probate Office.

\$39,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James H. Hooks and Joy E. Hooks, 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 James H. Hooks and Joy E. Hooks, 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 James H. Hooks and Joy E. Hooks, 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 10th day of March, 1978.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By

Roy L. Martin

Vice President

Roy Martin Construction, Inc.

TO

#1-17528

James H. Hooks

Joy E. Hooks

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 10th day of March, 1978.

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 MAR 15 AM 9:24

Thomas A. Sumner, Jr.
JUDGE OF PROBATE

W. 11.50

Rec. 3.00

Index 1.00

8.50

19780315000032230 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/15/1978 12:00:00AM FILED/CERT