

THIS INSTRUMENT PREPARED BY:

9519

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

19780331000039520 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/31/1978 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  
Sixty Four Thousand and no/100 Dollars

to the undersigned grantor, Hinton Construction and Development, Inc.  
a corporation, in hand paid by Rodney A. Folmar and Janice A. Folmar  
the receipt whereof is acknowledged, the said Hinton Construction and Development, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Rodney A. Folmar and Janice A. Folmar

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

Shelby

County, Alabama, to-wit:

Lot 8, according to Wagon Trace as recorded in Map Book 6, Page 140, in the  
Probate Office of Shelby County, Alabama.

SUBJECT TO: Current taxes; 2) 35 foot building line, 15 foot easement on rear and  
7.5 foot easement on east as shown by recorded map; 3) restrictions contained in  
Misc. Volume 18, page 589 and Misc. Volume 18, Page 665, in the Probate Office  
of Shelby County, Alabama; 4) right of way to Alabama Power Company recorded in  
Volume 303, Page 198, in said Probate Office; 5) mineral and mining rights and  
rights incident thereto recorded in Volume 42, page 246, in said Probate Office;  
6) agreement with Alabama Power Company recorded in Misc. Volume 18, page 650,  
in said Probate Office.

\$ 47,000.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Rodney A. Folmar and Janice A. Folmar  
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 Hinton Construction and Development, Inc. does for itself, its successors  
and assigns, covenant with said Rodney A. Folmar and Janice A. Folmar, 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 Rodney A. Folmar and Janice A. Folmar, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Hinton Construction and  
Development, Inc.

signature by T. Denson Hinton has hereunto set its  
who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
on this 30th day of March, 1978.

Hinton Construction and Development, Inc.

ATTEST:

Secretary.

By T. Denson Hinton  
T. Denson Hinton, xVice President

City Federal S. Assoc.  
2030 Second Ave. N.W.



City Federal Savings & Loan  
2030 2nd Ave. No, Bham 35203

Hinton Construction Co., Inc.

TO

1-17574

Rodney A. Folmar

Janice J. Folmar

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street

Birmingham, Ala.

State of Alabama

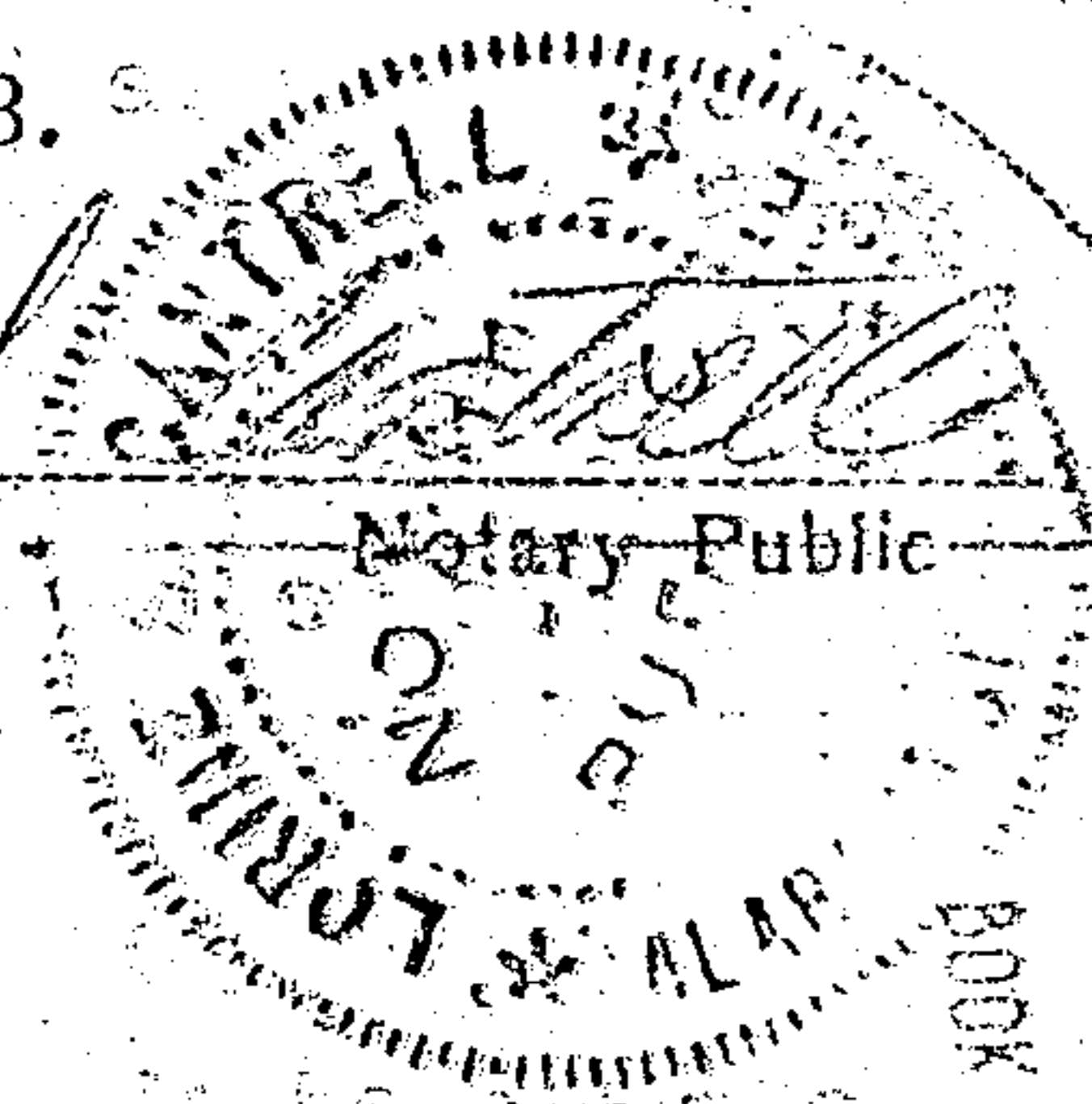
Jefferson

COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that T. Denson Hinton whose name as President of the Hinton Construction and Development, 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 30th day of March, 1978.

*[Signature]*



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

1978 MAR 31 AM 8:55

*[Signature]*  
JUDGE OF PROBATE

Deed tax - 17.00  
Rec. 3.00  
1.00  
21.00

Security 376.331



19780331000039520 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/31/1978 12:00:00AM FILED/CERT

BOOK 311 PAGE 277