

THIS INSTRUMENT PREPARED BY:

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

19780428000050960 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/28/1978 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

982

BIRMINGHAM, ALA.

State of Alabama

Shelby COUNTY;

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

Fifty one thousand nine hundred and no/100----Dollars

to the undersigned grantor, Roy Martin Construction, Inc.

a corporation, in hand paid by Joseph C. Doyle, Jr., and wife, Cheryl Doyle

the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

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

Joseph C. Doyle, Jr., and wife, Cheryl Doyle

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

Shelby

County, Alabama, to-wit:

Lot 2, according to the Survey of Scottsdale - First Addition, as recorded in Map Book 7, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Scottsdale Drive; 3) pipe line easements to Southern Natural Gas Co. dated July 16, 1929, recorded in Deed Book 90, page 60, and dated August 28, 1958, recorded in Deed Book 195, page 402, in Probate Office; 4) utility easements as shown on recorded map of said subdivision; 5) transmission line permits to Alabama Power Co. recorded in Deed Book 164, page 171; in Deed Book 216, page 104, and in Deed Book 245, page 108, in Probate Office; 6) permit to South Central Bell Telephone Co. dated Nov. 19, 1974, recorded in Deed Book 289, page 890, in Probate Office; 7) restrictive covenants and conditions recorded in Misc. Book 22, page 338, in Probate Office, 8) Permit to Alabama Power Co. and South Central Bell, recorded in Deed Book 310, page 219, in Probate Office.

\$49,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Joseph C. Doyle, Jr., and wife, Cheryl Doyle, 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 Joseph C. Doyle, Jr. and wife, Cheryl Doyle, 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

Joseph C. Doyle, Jr. and wife, Cheryl Doyle, 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
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 26th day of April, 1978.

Roy Martin Construction, Inc.

ATTEST:

Secretary.

By

Roy L. Martin,

Vice President

ALABAMA TITLE COMPANY, INC.

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

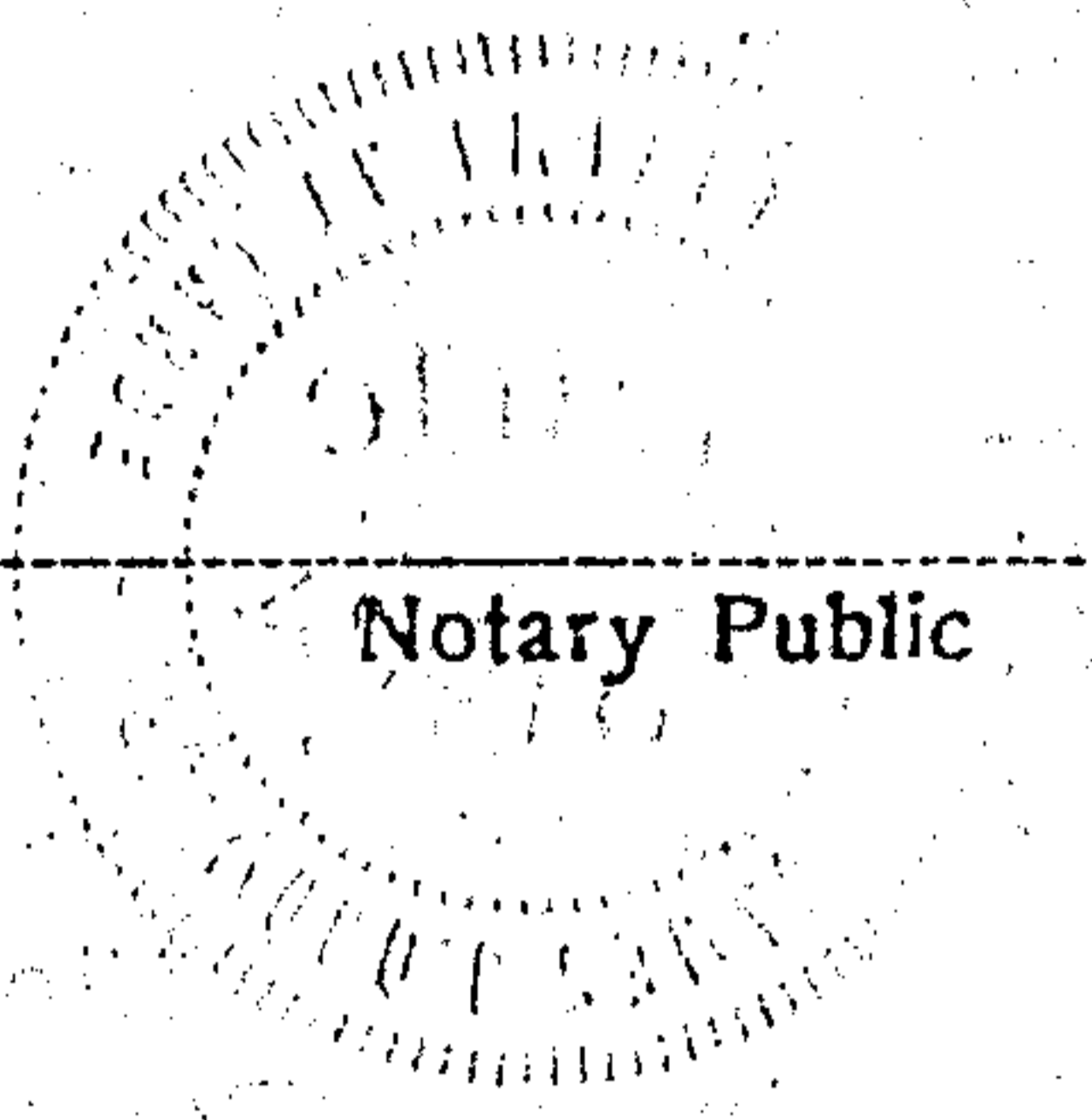
615 No. 21st Street
Birmingham, Ala.

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 26th day of April, 1978.

[Signature]



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Ad. Tax \$ 3.00 See *MTG # 311 - 384*
1978 APR 28 AM 9:01 *Rev. 3.00*
Ind. 1.00
Thomas A. Snowden, Jr.
JUDGE OF PROBATE *\$ 7.00*

BOOK 311 PAGE 738

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