

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



19780524000064580 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 05/24/1978 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, Nine Hundred Seventy-six and no/100 Dollars
 to the undersigned grantor, Roy Martin Construction, Inc.,
 a corporation, in hand paid by George Tillis Morgan and Allegonda J. Morgan,
 the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

George Tillis Morgan and Allegonda J. Morgan,

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

Shelby County, Alabama, to-wit:

Lot 1, 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) Utility easements as shown on recorded map of said subdivision; 4) Pipe Line easements to Southern Natural Gas Co. dated July 16, 1929, recorded in Deed Book 90, Page 60, dated August 28, 1958, recorded in Deed Book 195, Page 402 in Probate Office; 5) Transmission line permits to Alabama Power Company 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 Company recorded in Deed Book 310, Page 219, in Probate Office.

\$53,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said George Tillis Morgan and Allegonda J. Morgan, 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 George Tillis Morgan and Allegonda J. Morgan, 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

George Tillis Morgan and Allegonda J. Morgan, 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 23rd day of May, 1978.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
 Roy L. Martin, Vice President

Secretary.

ODOM, MAY & DEBUYS

ATTORNEYS PROFESSIONAL ASSOCIATION
 P.O. BOX 2605

BIRMINGHAM ALABAMA 35202

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 23rd day of May, 1978.

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1978 MAY 25 AM 10:17

[Signature]
JUDGE OF PROBATE

See Pcty 378-334
pled tax .50
Rec 3.00
1.00
450

BOOK 312 PAGE 512



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