

19780630000083920 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/30/1978 12:00:00AM FILED/CERTNAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

1886

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 Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.,
a corporation, in hand paid by Raymond J. Antonio and Mary Anne Antonio,
the receipt whereof is acknowledged, the said
Roy Martin Construction, Inc.

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

Raymond J. Antonio and Mary Anne Antonio,
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 31, according to the Survey of Scottsdale, 1st 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 Henry Drive;
3) Utility easements as shown on recorded map of said subdivision; 4) Restrictive covenants
and conditions filed for record in Misc. Book 22, Page 338 in Probate Office; 5) Pipe line
easements to Southern Natural Gas Co. dated July 16, 1929, recorded in Deed Book 90, Pag
60, and dated Aug. 28, 1958, recorded in Deed Book 195, Page 402, in Probate Office;
6) Transmission line permits to Alabama Power Company recorded in Deed Book 164, Page
171; Deed Book 216, Page 104, and in Deed Book 245, Page 108, in Probate Office;
7) Permit to South Central Bell Telephone Co. dated Nov. 19, 1974, recorded in Deed Book
289, Page 890, in Probate Office; 8) Permit to Alabama Powe r Company and South Central
Bell, recorded in Deed Book 310, Page 219, in Probate Office.\$47,450.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.TO HAVE AND TO HOLD Unto the said Raymond J. Antonio and Mary Anne Antonio,
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 Raymond J. Antonio and Mary Anne Antonio, 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 saidRaymond J. Antonio and Mary Anne Antonio, 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 28th day of June, 1978.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
Roy L. Martin, ~~XXXX~~ President

Secretary.

ODOM, MAY & DEBUYS

ATTORNEYS PROFESSIONAL ASSOCIATION

P.O. BOX 2605

BIRMINGHAM, ALABAMA 35202

260
PAGE
313
BOOK

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 28th day of June, 1978.

[Signature]
Notary Public

STATE OF ALA. SHELBY CO. JUDGE
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JUN 30 AM 8:31

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed 3.50 Sum Intg. 379.907
Rec. 3.00
Ond 1.00
7.50



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