

THIS INSTRUMENT PREPARED BY:

3061

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

19780726000097020 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/26/1978 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

Forty-eight Thousand, Five Hundred and no/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.,  
a corporation, in hand paid by Ricky M. Cairns and Barbara Cairns  
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

Ricky M. Cairns and Barbara Cairns,

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

Shelby County, Alabama, to-wit:

Lot 9, according to Map of SOUTHERN HILLS, as recorded in Map Book 7, Page 72, in  
the Office of the Judge of Probate of Shelby County, Alabama.  
Situating in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Southern Hills Drive  
and unnamed street; 3) Utility easement as shown on recorded map of said subdivision;  
4) All minerals, mining and related rights previously reserved are excepted; 5) Transmissio  
line permits to Alabama Power Co. recorded in Deed Book 103, Page 171; in Deed Book 220  
Page 46; in Deed Book 252, Page 157; in Deed Book 252, Page 162; in Deed Book 220, Page  
40, and in Deed Book 217, Page 100, in Probate Office; 6) Restrictive covenants and  
conditions filed for record in Misc. Book 25, Page 684, in Probate Office.

\$38,800.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Ricky M. Cairns and Barbara Cairns  
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 Ricky M. Cairns and Barbara Cairns, 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

Ricky M. Cairns and Barbara Cairns, 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 24th day of July, 1978.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

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

Secretary.

*Odom, J. J. & Debray*



DOUGL. ROBERTSON & THOMPSON  
620 NORTH ...  
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

19780726000097020 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/26/1978 12:00:00AM FILED/CERT

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 24th day of July, 1978.

*[Signature]*  
NOTARY PUBLIC  
JAMES J. JOHNSON  
ALABAMA

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1978 JUL 26 AM 8:39

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

See Reg 388 - 939  
Seed tax - 10.00  
Rec. 300  
100  
1400

BOOK - 313 PAGE 829