

THIS INSTRUMENT PREPARED BY:

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

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

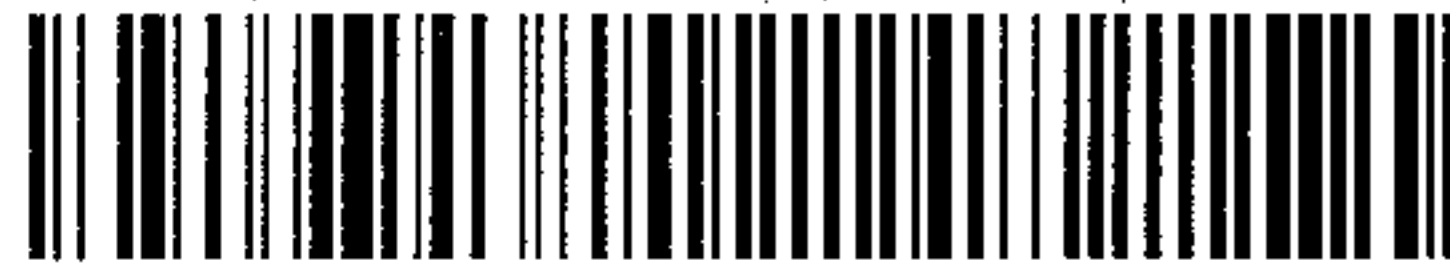
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;



19780828000115350 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/28/1978 12:00:00AM FILED/CERT

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

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

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Richard P. Bunch and Suzette M. Bunch
the receipt whereof is acknowledged, the said
Roy Martin Construction, Inc.

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

Richard P. Bunch and Suzette M. Bunch

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

Shelby County, Alabama, to-wit:

Commence at a point on the dividing line of the SW $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, in the Town of Helena, Alabama, County of Shelby, 1192.0 feet South of the Northwest corner of said East half of the SW $\frac{1}{4}$; thence South along said $\frac{1}{4}$ - $\frac{1}{4}$ line 262.0 feet to a point; thence 90 deg. 50 min. to the left and parallel with the street right of way line of 3rd Avenue 180.24 feet to the point of beginning of the property being described; thence continue along last described course 298.54 feet to a point; thence 92 deg. 49 min. to the left 228.45 feet to a point on the South right of way line of 3rd Avenue; thence 87 deg. 11 min. to the left and Westwardly along said Southright of way line of said 3rd Avenue 294.29 feet to a point; thence 91 deg. 45 min. to the left 228.28 feet to the point of beginning.

SUBJECT TO: 1) Current taxes; 2) Right of way easement of undetermined width for overhead telephone lines as shown on the plat and easement for sanitary sewer along the east edge of property and fence lines and other matters as shown on survey of Joseph E. Conn, Jr., dated October 31, 1977.

\$38,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Richard P. Bunch and Suzette M. Bunch 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 Richard P. Bunch and Suzette M. Bunch, 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

Richard P. Bunch and Suzette M. Bunch, 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

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 25th day of August, 1978.

has hereunto set its
its President,

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By

Roy L. Martin,

Vice President

Secretary.

Odom, May + De Buzs

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED
CORPORATION

TO

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 25th day of August, 1978.

[Signature]
Notary Public

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

AUG 28 AM 10 21

Judge of Probate

Deed 8.50
Rec. 3.00
Dud. 1.00
12.50

Quinty 382-366

19780828000115350 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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