

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

19780926000129170 1/2 \$.00  
 Shelby Cnty Judge of Probate, AL  
 09/26/1978 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  
 Fifty-five Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.  
 a corporation, in hand paid by Jerry B. McCann and Gencie A. McCann  
 the receipt whereof is acknowledged, the said  
 Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said  
 Jerry B. McCann and Gencie A. McCann  
 as joint tenants, with right of survivorship, the following described real estate, situated in  
 Shelby County, Alabama, to-wit:

Lot 21 Scottsdale, First Addition according to the survey of said subdivision  
 recorded in Map Book 7 page 14 in the Probate Office of Shelby County, Alabama

SUBJECT TO: 1) Current taxes; 2) Building setback line reserved over the north  
 35 feet fronting Henry Drive, as shown by recorded plat; 3) Public utility  
 easements granted as shown by recorded plat of Scottsdale, First Addition;  
 4) Covenants, conditions and restrictions contained in instrument filed  
 November 1, 1977, and recorded in Misc. Book 22 page 338, in Probate Office;  
 5) Transmission Line Permits and right-of-ways to Alabama Power Company recorded  
 in Deed Book 164, page 171, in Deed Book 216, page 104 and in Deed Book 245,  
 page 108, all in Probate Office; 6) Permit granted for buried lines to South  
 Central Bell Telephone Company dated November 19, 1974, recorded in Deed Book  
 289, page 890, in Probate Office; 7) Transmission Line Permit to Alabama Power  
 Company and South Central Bell Telephone Company dated July 8, 1977, recorded  
 in Deed Book 310, page 219, in Probate Office; 8) Pipe Line Easements to  
 Southern Natural Gas Company recorded in Deed Book 90, page 60, and in Deed  
 Book 195, page 402, both in Probate Office.  
 \$50,300.00 of the purchase price recited above was paid from a mortgage loan  
 closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Jerry B. McCann and Gencie A. McCann  
 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 Jerry B. McCann and Gencie A. McCann, 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 Jerry B. McCann and Gencie A. McCann, 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  
 who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
 on this 25th day of September, 1978.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin  
 Roy L. Martin Vice President

Secretary.

*Heaven Office*  
*Home Federal*



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 25th day of September, 1978.

Notary Public

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

1978 SEP 26 AM 9:40

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Rec mty-383-430

Deed 6.00  
Rec. 3.00  
Ind. 1.00  
10.00



19780926000129170 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/26/1978 12:00:00AM FILED/CERT

BOOK 315 PAGE 184