

THIS INSTRUMENT PREPARED BY:

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

19781016000138810 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/16/1978 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

Sixty Thousand, Nine Hundred Forty-nine and 83/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Kerry P. Rutherford and Mary Lou Rutherford
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

Kerry P. Rutherford and Mary Lou Rutherford
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 98, according to Kingwood, Third Addition, as shown by plat of said subdivision, recorded
in Map Book 7, page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) Building setback line reserved over the east 35 feet front
King Charles Court, as shown by recorded plat; 3) Public Utility Easements granted by the
recorded plat over the south 7.5 feet and west 10 feet, as shown by recorded plat; 4) Right-
of-way easement to South Central Bell Telephone Company dated January 23, 1947, as shown by
Deed Book 285, page 253, in Probate Office; 5) Restrictive covenants and Agreement for
Underground Residential Distribution lines to Alabama Power Company as shown by Misc. Book 24,
page 435 and 436; 6) Covenants, conditions and restrictions contained in instrument filed
May 17, 1978, as shown by Misc. Book 25, page 233, in said Probate Office; 7) Easement to
Alabama Power Company recorded in Deed Book 225, page 224, in Probate Office; 8) Easement to
Colonial Pipe Line Company recorded in Deed Book 220, page 505, in Probate Office; 9) Permit
to Alabama Power Company recorded in Deed Book 307, page 184, in Probate Office.

\$48,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Kerry P. Rutherford and Mary Lou Rutherford
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 Kerry P. Rutherford and Mary Lou Rutherford, 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

Kerry P. Rutherford and Mary Lou Rutherford, 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
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 13th day of October, 1978.

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin, Vice President

Secretary.

MONTEVALLO OFFICE

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

211 NORTH MAIN STREET

WARRANTY DEED

CORPORATION

TO

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

SHELBY 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 13th day of October, 1978.

Notary Public



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BOOK 315 PAGE 642