

THIS INSTRUMENT PREPARED BY:

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

19781026000144240 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/26/1978 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-six Thousand, Eight Hundred and no/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Stephen Douglas Watts and Paula W. Watts
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

Stephen Douglas Watts and Paula W. Watts

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

Shelby County, Alabama, to-wit:

A parcel of land located in the SE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West, more particularly described as follows: Commence at the northwest corner of said 1/4-1/4 Section, thence in a southerly direction along the west line of said 1/4-1/4 Section a distance of 660.16 feet to the point of beginning; thence in a southerly direction along last described course a distance of 180.0 feet; thence 89 degrees 55 minutes left in an easterly direction along the south line of said parcel of land, a distance of 158.48 feet; thence 77 degrees 13 minutes 50 seconds left in a northeasterly direction along west right-of-way line of County Road No. 35 a distance of 184.61 feet; thence 102 degrees 49 minutes 20 seconds left in a westerly direction along north line of said parcel of land, a distance of 199.41 feet to the point of beginning.

SUBJECT TO: 1) Current taxes; 2) Transmission Line Permit to Alabama Power Company dated October 4, 1946, and recorded in Deed Book 127, page 376, in Probate Office of Shelby County, Alabama.

\$43,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Stephen Douglas Watts and Paula W. Watts 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 Stephen Douglas Watts and Paula W. Watts, 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

Stephen Douglas Watts and Paula W. Watts, 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 16th day of October, 1978.

has hereunto set its

its President,

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

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

Secretary.

ODOM, MAY & DEBUYS

00001 NORTH
650 NORTH 25TH STREET
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

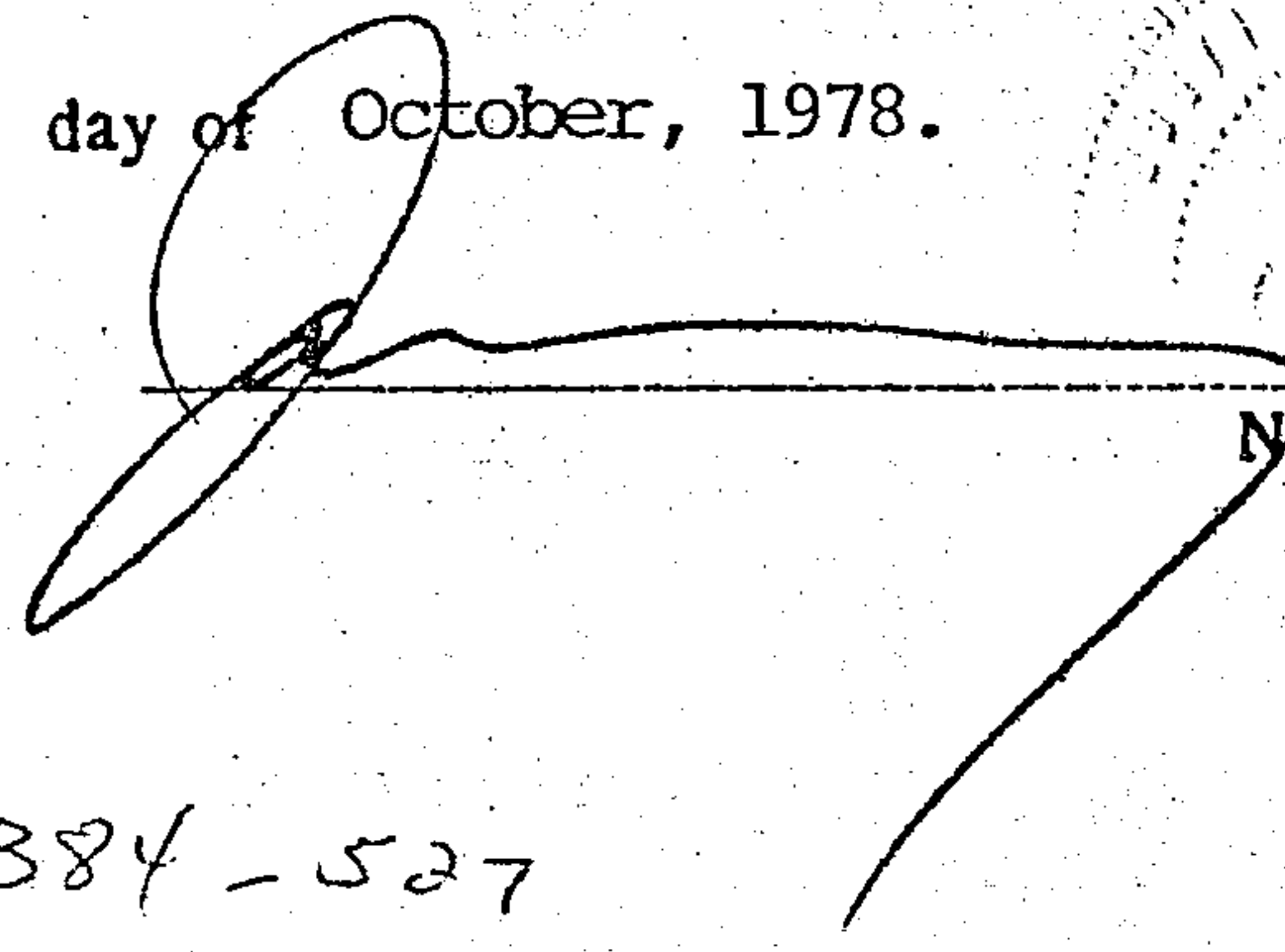
THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

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 16th day of October, 1978.


Notary Public

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
1978 OCT 26 AM 8:33

See Mtg. 384 - 527
Deed Tax - 4.00
Rec - 3.00
Ind. - 1.00
8.00

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