

THIS INSTRUMENT PREPARED BY:

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

105
19781102000146950 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/02/1978 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-one Thousand and No/100-----Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Richard R. Kirchner and Mary Jo Kirchner
the receipt whereof is acknowledged, the said
Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Richard R. Kirchner and Mary Jo Kirchner
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 83, 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 set back line reserved of 35 feet, as shown
by recorded plat; (3) Public utility easements granted by the recorded plat over
the north and westerly sides of said lot; (4) Restrictive covenants and agreement for
underground residential distribution lines to Alabama Power Co. as shown by Misc.
Book 24, Pages 435 and 436; (5) Covenants, conditions and restrictions contained in
instrument filed in Misc. Book 25, Page 233; (6) Right of way easement to South Central
Bell Telephone Company dated January 23, 1947, and shown by Deed Book 285, Page 253;
(7) Easement to Alabama Power Co. recorded in Deed Book 225, Page 224; (8) Easement to
Colonial Pipe Line Company recorded in Deed Book 220, Page 505; (9) Permit to Alabama
Power Co. recorded in Deed Book 307, Page 184.

\$56,350.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Richard R. Kirchner and Mary JO Kirchner
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 R. Kirchner and Mary Jo Kirchner, 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 R. Kirchner and Mary Jo Kirchner, 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 26th day of October, 1978.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin, Vice President

Secretary.

ODOM, MAY & DEBUYS

ATTORNEYS PROFESSIONAL ASSOCIATION

615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED
CORPORATION

TO

State of Alabama

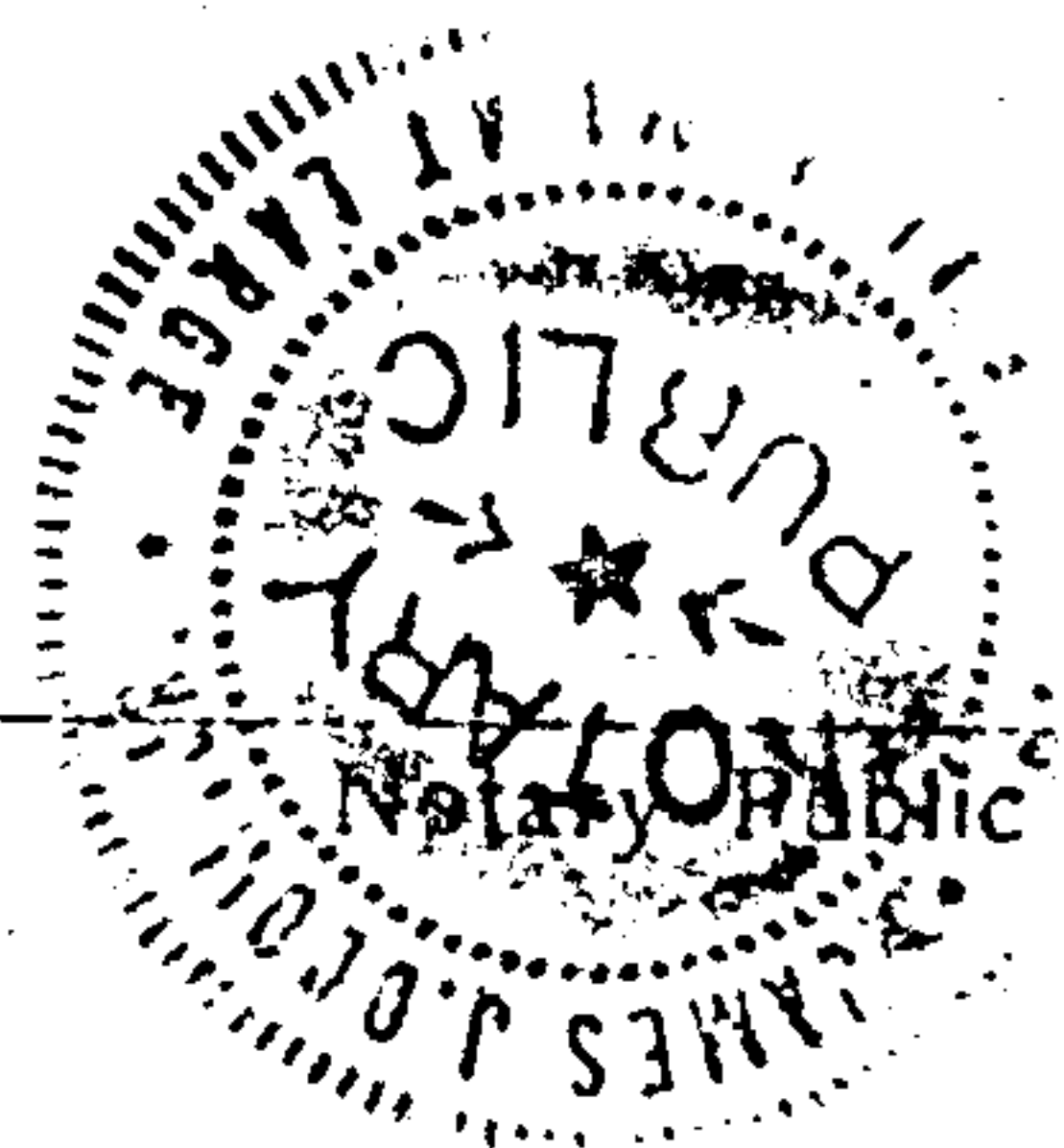
JEFFERSON

COUNTY;

I, the undersigned, Roy L. Martin, a Notary Public in and for said county in said state, hereby certify that 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 26th day of October, 1978.

[Signature]



STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
1978 OCT 12 AM 10:19
JUDGE OF PROBATE

See Cert. 384-849
Deed tax - 5.00
Acc - 3.00
Ded 1.00
9.00



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