

THIS INSTRUMENT PREPARED BY:

916



19781227000170220 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1978 12:00:00AM FILED/CERT

NAME: James J. 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;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Fifty-seven Thousand, Three Hundred Eighty and no/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Ronald G. Flynn and Mary Anne W. Flynn

the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

Ronald G. Flynn and Mary Anne W. Flynn

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

Shelby County, Alabama, to-wit:

Lot 16, 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 35 feet from Henry Drive and 35 feet from Frank's Circle, 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 rights-of-way to Alabama Power Company recorded in Deed Book 164, page 171, and Eeed 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; 9) Subject to requirements noted on map of said subdivision as recorded in Map Book 7, page 14, in said Probate Office.

\$49,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Ronald G. Flynn and Mary Anne W. Flynn

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 Ronald G. Flynn and Mary Anne W. Flynn, 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

Ronald G. Flynn and Mary Anne W. Flynn, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Roy Martin Construction, Inc. has hereunto set its
signature by Roy L. Martin its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 21st day of December, 1978.

ATTEST:

ROY-MARTIN CONSTRUCTION, INC.

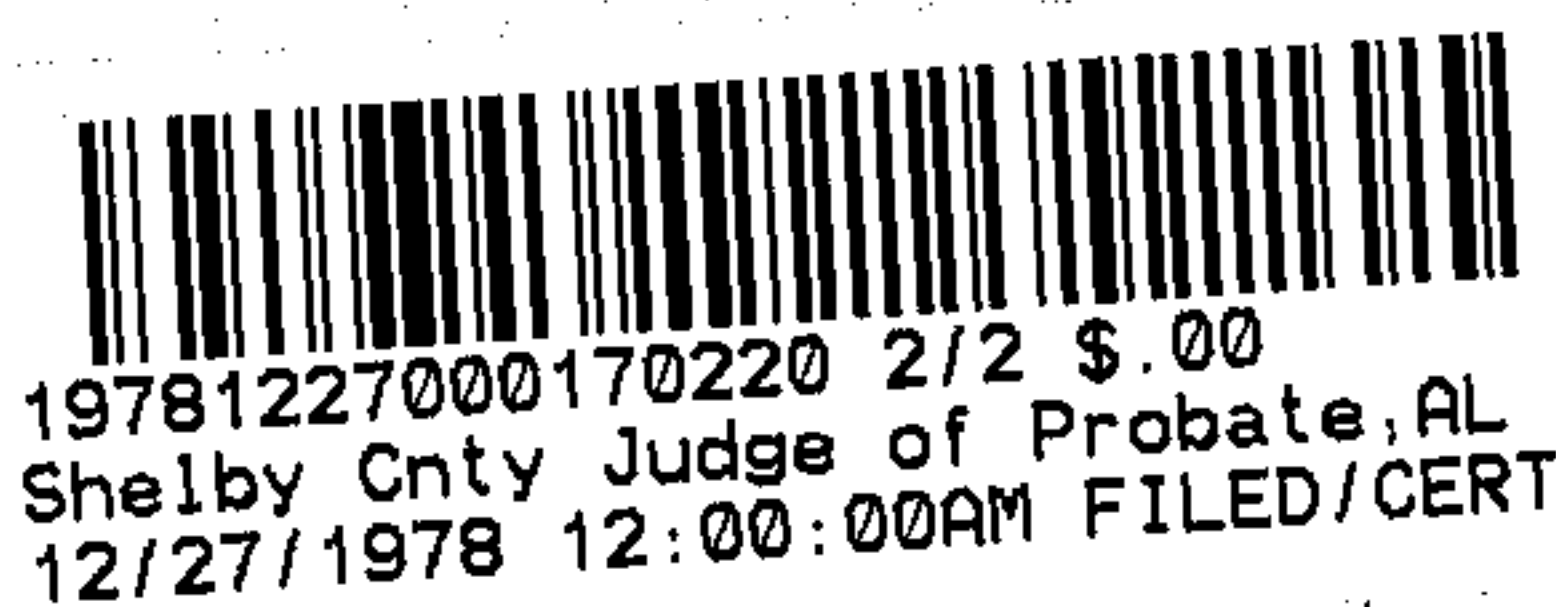
By Roy L. Martin, Vice President

Secretary.

ODOM, ROBERTSON & THOMPSON

615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.



WARRANTY DEED

CORPORATION

TO

State of Alabama

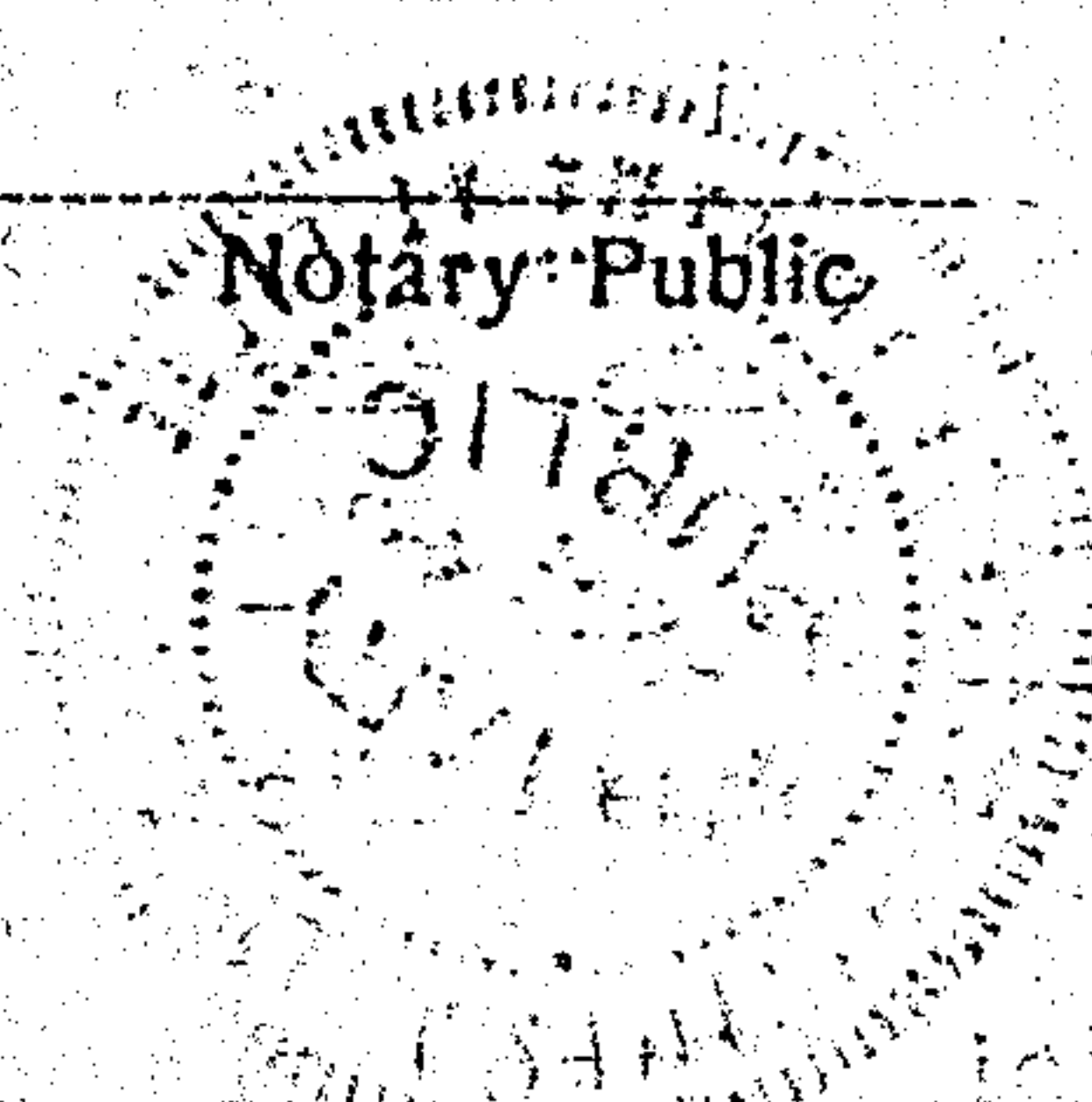
JEFFERSON

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 21st day of December, 1978.

Notary Public



JUDGE OF PROBATE

Deed 8.50
Rec. 3.00
Ind. 1.00
12.50

Ac mty. 386-814

BOOK 316 PAGE 996