

THIS INSTRUMENT PREPARED BY:

916

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

19781227000170220 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/27/1978 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-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

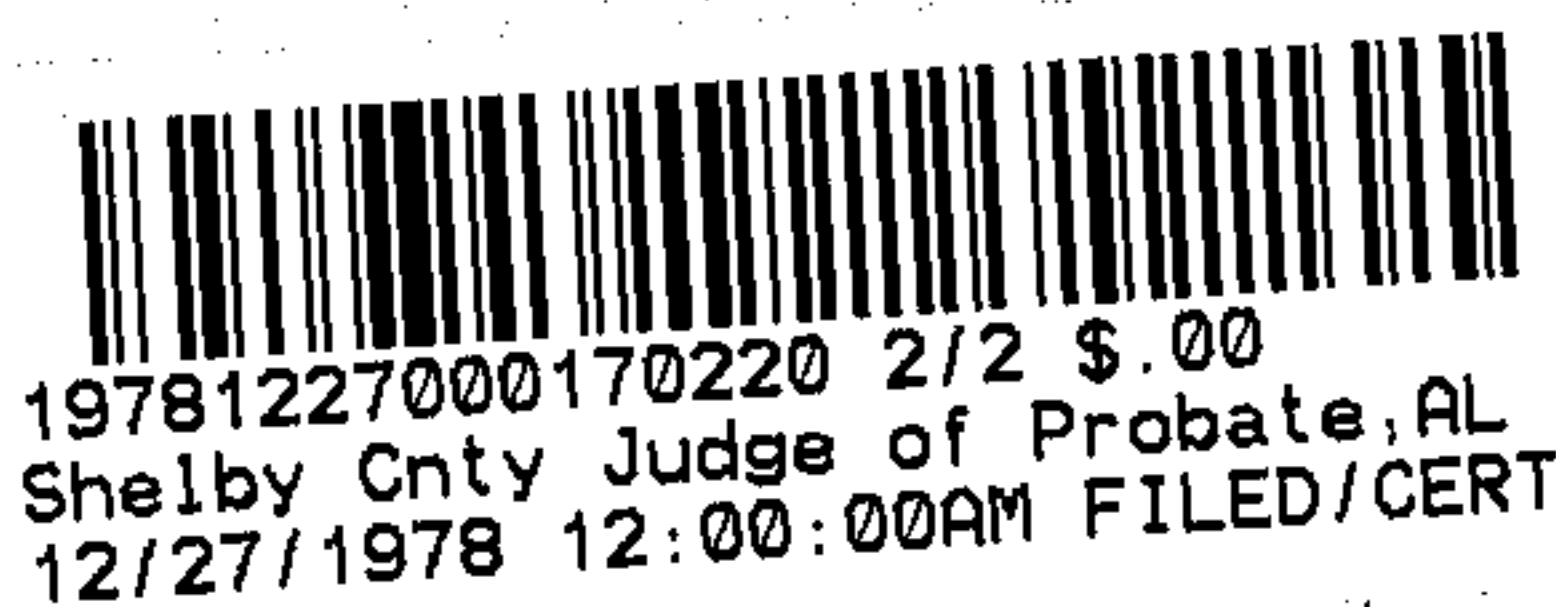
Secretary.

ODOM, ROBERTSON & THOMPSON



615 No. 21st Street  
Birmingham, Ala.

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.



# WARRANTY DEED

CORPORATION

TO

## State of Alabama

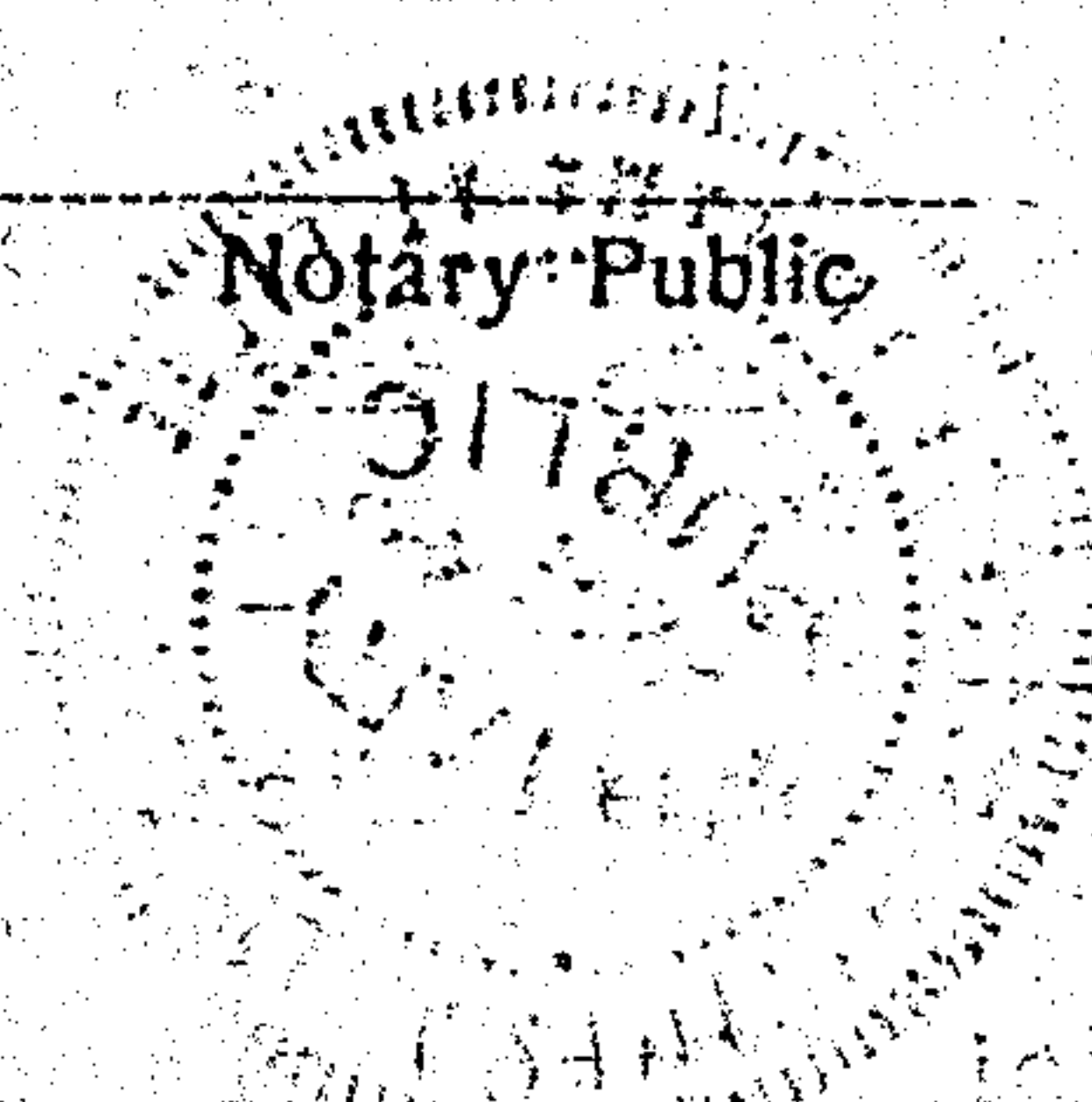
JEFFERSON

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