

THIS INSTRUMENT PREPARED BY:

474

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

19790214000018220 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1979 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-four Thousand, Two Hundred and no/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Charlie C. Hearn and Daphne T. Hearn
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Charlie C. Hearn and Daphne T. Hearn

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 Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence Westerly, along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; a distance of 547.08 feet; thence right 89 degrees 12 minutes 00 seconds, in a Northerly direction, a distance of 738.48 feet to the Point of Beginning; thence left measured 108 degrees 46 minutes 37 seconds (108 degrees 32 minutes 24 seconds deed) in a Southwesterly direction, a distance of 186.73 feet measured (185.75 feet deed) (Point A); thence right measured 108 degrees 43 minutes 37 seconds (108 degrees 32 minutes 24 seconds deed); in a Northerly direction, a distance of 169.16 feet (Point B); thence right 67 degrees 04 minutes 00 seconds, in a Northeast-erly direction, a distance of 192.20 feet measured (191.22 feet deed); thence right measured 112 degrees 59 minutes 00 seconds (112 degrees 56 minutes 00 seconds deed), in a Southerly direction a distance of 184.10 feet measured (184.62 feet deed) to the Point of Beginning. Also, a 15.00 foot right-of-way for a road, said right-of-way being 7.50 feet on each side of the following described centerline: Begin at Point A described above; thence Northerly to Point B described above; thence right 67 degrees 04 minutes in a Northeasterly direction 8.14 feet to the Point of Beginning of centerline herein described; thence left 67 minutes 04 seconds in a Northerly direction 169.20 feet, more or less, to intersection with the Southeast right-of-way of South Shades Crest Road, said intersection being the terminus of centerline herein described.

SUBJECT TO: 1) Current taxes; 2) Restrictions shown in instrument recorded in Deed Book 241, Page 861; 3) Transmission line permit to Alabama Power Company recorded in Deed Book 328, Page 78.

\$48,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Charlie C. Hearn and Daphne T. Hearn
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 Charlie C. Hearn and Daphne T. Hearn, 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 Charlie C. Hearn and Daphne T. Hearn, 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 12th day of February, 1979.

ROY MARTIN CONSTRUCTION, INC.

ATTEST:

COCK, FORTSON & FORTSON
BIRMINGHAM, ALABAMA
Secretary.

By Roy L. Martin, Vice President

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

JEFFERSON COUNTY;

19790214000018220 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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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 12th day of February, 1979.

STATE OF ALA. SHELLEY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1979 FEB 14 AM 8:38

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

Deed 5.50 Sec mtg. 388-243
Rec. 3.00
Ind. 1.00
9.50



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