THIS INSTRUMENT PREPARED BY:

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

19790305000027050 1/2 $.00
Shelby Cnty Judge of Probate,AL
03/05/1979 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

Forty-nine Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Ronald Terry Twilley and Glinda C. Twilley
the receipt whereof is acknowledged, the said
Roy Martin Construction, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
Ronald Terry Twilley and Glinda C. Twilley
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 17, according to the map of Southern Hills, as recorded in Map Book 7, page 72, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: 1) Current taxes; 2) Covenants, conditions and restrictions contained in the instrument filed for record in Misc. Book 25, Page 684, in Probate Office; 3) Building setback line of 35 feet from Southern Hills Drive; 4) 15 foot easement on the East side of said lot, and 7.5 foot easement on the South side of said lot, both for public utilities as shown by the recorded plat of Southern Hills recorded in Map Book 7, Page 72; 5) Transmission line permits to Alabama Power Company recorded in Deed Book 103, Page 171, in Deed Book 220, Page 46, and in Deed Book 220, Page 40, all in said Probate Office, and in Deed Book 217, page 100; 6) Title to minerals underlying caption lands with mining rights and privileges pertaining thereto, as shown by instrument recorded in Deed Book 114, page 432, in said Probate Office; 7) Easement granted to Alabama Power Company and South Central Bell Telephone Company recorded in Deed Book 315, page 215, in said Probate Office.

$44,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Ronald Terry Twilley and Glinda C. Twilley 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 Terry Twilley and Glinda C. Twilley, 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 Terry Twilley and Glinda C. Twilley, their
heirs, executors and assigns forever, against the lawful chims 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 26th day of February, 1979.

ROY MARTIN CONSTRUCTION, INC.

ATTEST:

By
Roy L. Martin Vice President

Secretary.

ODOM, ROBERTSON & THOMPSON

CORPORATION

# WARRANTY DEED

TO

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
615 No. 21st Street Birmingham, Ala.

19790305000027050 2/2 $.00
Shelby Cnty Judge of Probate,AL
03/05/1979 12:00:00AM FILED/CERT

**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 Cons truction, 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 February, 1979.

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED
MAR -5 AM 8:29
JUDGE OF PROBATE
Rec. 6.00
Rec. 3.00
Mtg. 1.00
10.00

Rec. Mtg. 354-872

No. 150