THIS INSTRUMENT PREPARED BY:

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

19790321000033920 1/2 $.00
Shelby Cnty Judge of Probate, AL
03/21/1979 12:00:00AM FILED/CERT

847

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-nine Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Zack Rogers, III and Anne M. Rogers
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.

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

Zack Rogers, III and Anne M. Rogers

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

Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) Building set back line reserved over the South 35 feet facing Dearing Downs Lane, as shown by recorded plat; 3) Utility easements as shown on recorded map of said subdivision, in cluding a 20 foot easement along the north line and a 5 foot easement along the east line; 4) Restrictions filed for record on February 9, 1977, recorded in Misc. Book 18, Page 593, in Probate Office; 5) Transmission line permit to Alabama Power Company dated Sept. 10, 1952, recorded in Deed Book 155, page 107, in Probate Office; 6) Permit to Alabama Power Company and South Central Bell dated Feb. 10, 1977, recorded in Deed Book 306, Page 721, in Probate Office.

$54,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 318 PAGE 499

TO HAVE AND TO HOLD Unto the said Zack Rogers, III and Anne M. Rogers 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 Zack Rogers, III and Anne M. Rogers 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

Zack Rogers, III and Anne M. Rogers

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 19th day of March, 1979.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
Roy L. Martin, ~~Vice~~ President

Secretary.

ODOM, ROBERTSON & THOMPSON

TO

CORPORATION

WARRANTY DEED

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

BOOK 318 PAGE 500

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 19th day of March, 1979.

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED
79 MAR 21 AM 8:53
JUDGE OF PROBATE

See Mtg 389-634
Deed tax 6.00
Rec. 3.00
Cert. 1.00
10.00

19790321000033920 2/2 $.00
Shelby Cnty Judge of Probate,AL
03/21/1979 12:00:00AM FILED/CERT