THIS INSTRUMENT PREPARED BY:

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

2350

930

19790322000035060 1/2 $.00
Shelby Cnty Judge of Probate,AL
03/22/1979 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-six Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, L & M Homes, Inc.
a corporation, in hand paid by Ricky L. Rollin and Lewana Rollin
the receipt whereof is acknowledged, the said

L & M Homes, Inc.

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

Ricky L. Rollin and Lewana Rollin

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

Shelby County, Alabama, to-wit:

Lot 68, according to the Map of Southern Hills, as recorded in Map Book 7, Page 72, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Southern Hills Drive; 3) Utility easement of 7.5 feet along the West side of said lot as shown on recorded map of said subdivision; 4) All minerals, mining and related rights previously reserved in Deed Book 114, Page 432, in Probate Office; 5) Restrictive covenants and conditions filed for record in Misc. Book 25, Page 684, in Probate Office; 6) 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, in Probate Office; 7) Permit to Alabama Power Company and South Central Bell recorded in Deed Book 315, Page 215, in the Probate Office of Shelby County, Alabama.

$44,550.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 318 PAGE 533

TO HAVE AND TO HOLD Unto the said Ricky L. Rollin and Lewana Rollin 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 L & M Homes, Inc. does for itself, its successors and assigns, covenant with said Ricky L. Rollin and Lewana Rollin, 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

Ricky L. Rollin and Lewana Rollin, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

L & M Homes, Inc. has hereunto set its signature by Michael Miskelly its ~~President~~ Secretary/Treasurer who is duly authorized, ~~and has caused the same to be attested by its Secretary,~~ on this 20th day of March, 1979.

ATTEST:

L & M HOMES, INC.

By Michael Miskelly
Michael Miskelly, ~~Vice President~~
Secretary/Treasurer

_____
Secretary.

Odom Mann & Odom

TO

CORPORATION

WARRANTY DEED

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

State of Alabama

JEFFERSON **COUNTY;**

I, the undersigned , a Notary Public in and for said county in said state, hereby certify that Michael Miskelly , whose name as Secretary/Treasurer ~~President~~ of the L & M Homes, 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 20th day of March, 1979.

Notary Public

BOOK 318 PAGE 534

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1979 MAR 22 PM 2:43
Thomas A. Thornton Jr.
JUDGE OF PROBATE

Deed Tax 329-691
Recd Tax - 2 50
3 00
1 00
6 50

19790322000035060 2/2 $.00
Shelby Cnty Judge of Probate,AL
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