

THIS INSTRUMENT PREPARED BY:

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

19790404000040850 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1979 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

194
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Fifty Thousand, Four Hundred and no/100 Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Lee F. Hamby and Ginny S. Hamby
the receipt whereof is acknowledged, the said

Roy Martin Construction, Inc.
does by these presents, grant, bargain, sell, and convey unto the said

Lee F. Hamby and Ginny S. Hamby
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:
Lot 14, according to the map of Southern Hills, as recorded in Map Book 7, Page 72, in
the Probate Office of Shelby County, Alabama.

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) Public utility easements granted by the
recorded plat, including 10 foot easement on northerly line and a notation along the north line
as follows: "42" pipe"; 5) Transmission line permits to Alabama Power Company recorded
in Deed Book 103, Page 171, Deed Book 220, Page 46 and in Deed Book 220, Page 40, all in
Probate Office; 6) Title to minerals underlying caption lands with mining rights and privilege
pertaining thereto as shown by Deed Book 114, Page 432, in Probate Office; 7) Transmission
line permit to Alabama Power Company and South Central Bell recorded in Deed Book 315,
Page 215, in Probate Office.

\$50,400.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Lee F. Hamby and Ginny S. Hamby
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 Lee F. Hamby and Ginny S. Hamby, 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

Lee F. Hamby and Ginny S. Hamby, 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 2nd day of April, 1979.

ROY MARTIN CONSTRUCTION, INC.

ATTEST:

Secretary.

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

ODOM, ROBERTSON & THOMPSON
620 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35203

615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

CORPORATION
WARRANTY DEED

TO

State of Alabama

JEFFERSON COUNTY;

19790404000040850 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1979 12:00:00AM FILED/CERT

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 2nd day of April, 1979.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

See Pdtb - 390 - 156
1979 APR -4 AM 9:44

James A. Shoultz, Jr.
JUDGE OF PROBATE

Rec. 300
Jed 100
400

Louise S. Santrell

SANTRELL
Notary Public

BOOK 318 PAGE 825