THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
2154 Highland Avenue
ADDRESS: ~~Birmingham, Alabama 35205~~

952

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY **COUNTY;**

19790523000063500 1/2 $.00
Shelby Cnty Judge of Probate,AL
05/23/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Sixty-two Thousand and no/100 Dollars

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

Lot 38, according to the survey of Dearing Downs, First Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) Building setback line reserved of 35 feet from Southwind Drive, as shown by recorded plat; 3) Public utility easements, as shown by recorded plat, including a 10 foot easement on the west and north sides of said lot; 4) Restrictions, covenant and conditions filed for record on Feb. 9, 1977, recorded in Misc. Book 18, Page 598, in Probate Office; 5) Transmission Line Permit to Alabama Power Company recorded in Deed Book 55, Page 454, and Deed Book 155, Page 107, both in said Probate Office.

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$49,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Lawrence G. Robins and Carole M. Robins 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 Lawrence G. Robins and Carole M. Robins, 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
Lawrence G. Robins and Carole M. Robins, 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 18th day of May, 1979.

ROY MARTIN CONSTRUCTION, INC.

ATTEST:

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

Secretary.

ODOM MAY AND DeBUYS
P. O. BOX 2108-5
BIRMINGHAM 5

FORM #ATC-6

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 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 18th day of May, 1979.

Notary Public

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19790523000063500 2/2 $.00
Shelby Cnty Judge of Probate, AL
05/23/1979 12:00:00AM FILED/CERT

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

1979 MAY 23 AM 9:54

JUDGE OF PROBATE

Deed 12.50 See mtg. 391-929
Rec. 3.00
Ind. 1.00
16.50