

(Name) Michael E. Rolin 622



19800819000091000 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
08/19/1980 00:00:00 FILED/CERTIFIED

(Address) 623 Frank Nelson Building, Birmingham, Alabama 35201

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Thousand and NO/100-----Dollars.  
(\$60,000.00)

to the undersigned grantor, Roy Martin Construction, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Thomas E. Dudney, Jr. and wife Diane Mikos Dudney

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama to wit:

Lot 88, according to the survey of Scottsdale, Second Addition, as recorded in  
Map Book 7, Page 118, in the Probate Office of Jefferson County, Alabama.

Subject to:

- Ad valorem taxes due in the year 1980.
- Right-of-way to Southern Natural Gas Corporation dated July 22, 1929, recorded in Deed Book 90, Page 62, in the Probate Office.
- Building set back line of 35 feet from Henry Drive, as shown by recorded plat.
- Restrictions, conditions and covenants contained in instrument dated Jan. 26, 1979 and recorded in Misc. Book 29, Page 229, in Probate Office.
- Transmission Line Permit to Alabama Power Company and South Central Bell recorded in Deed Book 318, Page 4, in Probate Office.
- Transmission Line Permit to South Central Bell Telephone Company recorded in Deed Book 320, Page 891, in Probate Office.
- Public utility easements as shown by recorded plat, including 5' easement on the northerly side and 7.5' easement along the Westerly side.

\$60,000.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 327 PAGE 991

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy L. Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of August 1980

ATTEST: Roy Martin Construction, Inc.  
Secretary By Roy L. Martin President

STATE OF Alabama }  
COUNTY OF Jefferson }

I, the undersigned, Roy L. Martin, President of Roy Martin Construction, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 15th day of August 1980

Notary Public