

THIS INSTRUMENT PREPARED BY:

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

19801215000141960 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/15/1980 00:00:00 FILED/CERTIFIED

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

590
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Sixty-Eight Thousand, Four Hundred and no/100 (\$68,400.00)-----Dollars
to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Jack Blannie Wallis, Jr. and Margaret Denson Wallis
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Jack Blannie Wallis, Jr. and
Margaret Denson Wallis

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 32, according to the survey of Dearing Downs, Third Addition as recorded in
Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company
recorded in Deed Book 155, Page 107 and Deed Book 324, Page 855 in Probate Office;
(3) Easement to Southern Natural Gas Corporation recorded in Deed Book 90, Page
473; (4) Right-of-way to The Utilities Board of the Town of Helena recorded in
Deed Book 294, Page 604; (5) Reservations for a 6' easement for water line, etc.
and restrictions as to use of land for residential purposes, as shown by Deed
Book 299, Page 367; (6) Restrictions, covenants and conditions recorded in Misc.
Book 36, Page 492 in Probate; (7) Building setback line of 35 feet reserved from
Dearing Downs Drive, as shown by plat; (8) Public utility easements as shown by
recorded plat, including 7.5' easement on west and north side.

\$54,700.00 of the purchase price recited above has been paid from the proceeds of
a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Jack Blannie Wallis, Jr. and Margaret Denson Wallis
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 Jack Blannie Wallis, Jr. and Margaret Denson Wallis
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 Jack Blannie Wallis, Jr. and Margaret Denson Wallis
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Roy Martin Construction, Inc.

signature by Roy L. Martin

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 12th day of December, 1980.

has hereunto set its

its President,

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary.

By

Roy L. Martin

Vice President

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

JEFFERSON

COUNTY;

19801215000141960 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
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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 12th day of December, 1980.

Notary Public

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

1980 DEC 15 AM 10:35

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 14.00
Rec. 3.00
Ind. 1.00
18.00.

Security 403-459

BOOK 330 PAGE 194