

This instrument prepared by

436

3007 Birdsong Circle
Birmingham, Alabama 35203

(Name) Michael Bolin

(Address) 623 Frank Nelson Building Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100-----DOLLARS

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

Hugh L. Tilson, Jr. and wife, Andrea G. Tilson

(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 24, Block 1, according to the survey of Sunny Meadows, Phase 2
as recorded in Map Book 8, page 19, in the Probate Office of Shelby
County, Alabama.



19810407000037730 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/07/1981 00:00:00 FILED/CERTIFIED

Subject to:

Advalorem taxes for the year 1981.

Building set back line of 35 feet reserved from Birdsong Circle as shown by plat.

Public utility easements as shown by recorded plat, including 10' easement on east,
10' easement on south and 9' concrete pipe on south located within the easement.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
Deed Book 139, page 128; Deed Book 134, page 514 and Deed Book 173, page 192.

Agreement with Alabama Power Company as to underground cables recorded in Deed Book
326, page 126 in Probate Office.

Restrictions, covenants and conditions as set out in instrument recorded in Misc.
Book 36, page 881 in Probate Office.

Agreement with Alabama Power Co. as to underground cables recorded in Misc. Book 37,
page 22 & restrictive covenants pertaining thereto in Misc. Book 37, page 21 in
Probate Office.

\$57,000.00 of the purchase price recited above was paid from the mortgage loan closed
simultaneously herewith delivery of this deed.

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 con-
tingent 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 encum-
brances,

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 3rd day of April 19 81

ATTEST:

Roy Martin Construction, Inc.

By Roy L. Martin

Roy L. Martin

President

STATE OF Alabama
COUNTY OF Jefferson

1981 APR -7 10 09

Deed 2300

Security 444-591

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

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 3rd day of April 19 81.

[Signature]

Notary Public

[Signature]

BOOK 332 PAGE 119