



19810605000062680 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/05/1981 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama 35205

Form 1-1-7 Rev. 3-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-one Thousand, Five Hundred 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

Chester G. Maynard and Ann R. Maynard

(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 44, in Block 1, according to the survey of Sunny Meadows, as recorded in Map
Book 8, Pages 19 A & B, in the Probate Office of Shelby County, Alabama, being
situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 35 feet reserved from
Street, as plat shows; (3) Public utility easements as shown by recorded plat
including 7.5 feet on North; (4) Transmission Line Permits to Alabama Power Co.
recorded in Deed Book 139, Page 128, Deed Book 134, Page 514 and Deed Book 173,
Page 192 in Probate Office; (5) Restrictions, covenants and conditions recorded
in Misc. Book 36, Page 881; (6) Agreement for underground transmission to Alabama
Power Co. recorded in Misc. Book 37, Pages 21 and 22, and in Deed Book 326,
Page 126.

BOOK 333 PAGE 194

1981 JUN -5 AM 8:11

Deed tax 81.50
Rec. 1.50
Ind. 1.00
84.00

Judge of Probate

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, unless otherwise noted above, 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 June, 19 81.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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, 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 June,

ODOM & M... ATTORNEYS
P. O. Box 3408
BIRMINGHAM

Notary Seal