

(Name) Michael Bolin 68

(Address) 623 Frank Nelson Building Birmingham, AL 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 SEVENTY NINE 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 GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kai Jiaw Tan and wife, Josephine Kangwei Tan

(herein referred to as GRANTEEES) 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 26 in Block 1, according to the survey of Sunny Meadows, Phase Two, as recorded in Map Book 8 pages 19 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

19810612000065030 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/12/1981 00:00:00 FILED/CERTIFIED

Subject to:

Advalorem taxes for the year 1981.

Building set back line of 35 feet reserved from street, as plat shows.

Public utility easements as shown by recorded plat, including 10' easement on north and west sides.

Transmission Line Permits to Alabama Power Company recorded in Deed Book 132, page 128; Deed Book 134, page 514 and Deed Book 173, page 192 in Probate Office.

Restrictions, covenants and conditions recorded in Misc. Book 36, page 881 in Probate Office.

Agreement for Underground Transmission to Alabama Power Company and agreement recorded in Misc. Book 37, pages 21 and 22 and Deed Book 326, page 126 in Probate Office.

\$63,600.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

151 JUN -2 1981
Rec. 1.50
Ind. 1.00
2.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 29 day of May 19 81

ATTEST:

Roy Martin Construction, Inc.

By Roy L. Martin President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

Collected Rec. 1.50
Ind. 1.00
2.50

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 29th day of May 19 81.

Notary Public
JACKSON

JACKSON