

NAME: John F. De Buys, Jr., Attorney
2100 - 16th Avenue, South
 ADDRESS Birmingham, AL 35205

3909 Willow Ridge Drive
Helena, AL 35080

CORPORATION WARRANTY DEED
 JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;



19830127000011680 Pg 1/2 .00
 Shelby Cnty Judge of Probate, AL
 01/27/1983 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
 SEVENTY SIX THOUSAND AND NO/100 DOLLARS----- (\$76,000.00)

to the undersigned grantor, Roy Martin Construction, Inc.
 a corporation, in hand paid by Thomas R. Gaskins and wife, Rita S. Gaskins
 the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Thomas R. Gaskins and wife,
 Rita S. Gaskins

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

Lot 27, according to The Willow Ridge Addition to Indian Springs,
 as recorded in Map Book 7, Page 76, in the Office of the Judge of
 Probate of Shelby County, Alabama.

Subject to: (1) Taxes due in the year 1983, a lien but not due and payable until October
 1st, 1983; (2) Building setback line of 35 feet reserved from Willow Ridge Drive as shown
 by plat; (3) Public utility easements as shown by recorded plat, including 10 foot easement
 on South and 5 foot easement on westerly side of said lot; (4) Transmission Line Permit to
 Alabama Power Company as shown by instrument recorded in Deed Book 214, Page 631; (5) Ease-
 ment to South Central Bell as shown by instrument recorded in Deed Book 313, Page 707; (6)
 This property is restricted to single family dwellings, as shown by recorded plat.

TO HAVE AND TO HOLD Unto the said Thomas R. Gaskins and wife, Rita S. Gaskins
 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 Thomas R. Gaskins and wife, Rita S. Gaskins
 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 Thomas R. Gaskins and wife, Rita S. Gaskins

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 has hereunto set its
 its President,
 who is duly authorized, and has caused the same to be attested by its Secretary,
 on this 24th day of January, 1983.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
 Roy L. Martin Vice President

Secretary.

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Return to: Corley, Marcus, Dymally & De Bays
2100 - 16th Avenue, South, Birmingham, AL 35205

Roy Martin Construction, Inc.

TO

Thomas R. Gaskins and wife,

Rita S. Gaskins

CORPORATION

WARRANTY DEED

19830127000011680 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
01/27/1983 00:00:00 FILED/CERTIFIED

78.53
2.53
THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

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 24th day of January, 1983.

John F. DeBays
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 JAN 27 AM 8:41
F. Ronnie A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax 76.00
Rec 3.00
Jud 1.00
80.00

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