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THIS INSTRUMENT PREPARED BY: 776	Send Tax Notice To:  Thomas R. Gaskins
John F. De Buys, Jr., Attorney  2100 - 16th Avenue, South	3909 Willow Ridge Drive
ADDRESS Birmingham, AL. 35205	Helena, AL 35080
CORPORATION WARRANTY DEED A I I Till	

CORPORATION WARRANTY DEE JOINT WITH SUPVIVORSHIP

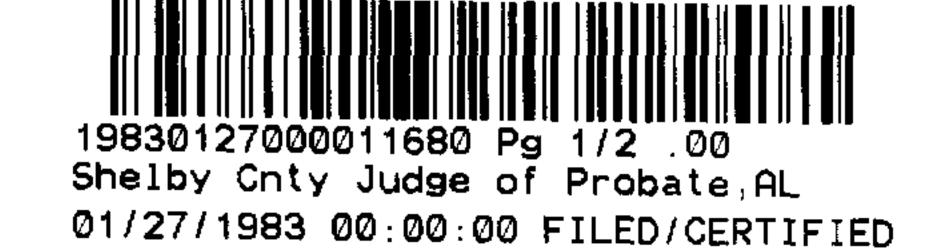
## Alabama Title Co., Inc.

BIRMINGHAM, ALA,

State of Alabama

SHELBY

COUNTY;



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 Permite to Alabama Power Company as shown by instrument recorded in Deed Book 214, Page 631; (5) Easement 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.

has hereunto set its signature by Roy L. Martin 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 Don W. Martin	
Secretary.	Roy L. Martin Vice President	

615 No. 21st Street	2.53 THIS FORM F	
Birmingham, Ala.	FURNISHED BY E COMPANY, INC.	

Day Martin Conctraction Tra

Shelby Cnty Judge of Probate, AL 01/27/1983 00:00:00 FILED/CERTIFIED

, a Notary Public in and for said

Newary Public

## State of Alabama

**JEFFERSON** 

COUNTY;

the undersigned

Roy L. Martin county in said state, hereby certify that

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. 344

day of January, 1983. Given under my hand and official seal, this the 24th

STATE OF ALA. SHELBY CO.

1.00

1983 JHH 27 HH 8: 41

JUDGE OF PROBATE

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