

This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHT THOUSAND NINE HUNDRED AND NO/100TH DOLLARS (\$108,900.00)---

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

Donald H. Gardner and wife, G. G. Gardner
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 35, in Block 1, according to the map and survey of Sunny Meadows, Phase Two, as recorded in Map Book 8 page 19 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all existing easements and restrictions of record.

\$65,000.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantees' Address: 5217 Meadow Garden Lane, Birmingham, Alabama 35243

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG 15 PM 12:39
See My 454-37

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship. 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 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 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 14th day of August 19 84

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin President

STATE OF ALABAMA
COUNTY OF SHELBY

Deed 44.00
Rec 2.50
Ind. 1.00
47.50

I, the undersigned
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 14th day of August

