

STATE OF ALABAMA
COUNTY OF SHELBY

1703

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTY THOUSAND DOLLARS & 00/100 (\$80,000.00) to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC., a corporation, (hereinafter referred to as GRANTOR does by these presents, grant, bargain, sell and convey unto JOHN R. BIRDSONG and VICKI J. BIRDSONG (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 1, in Block 8, according to the Survey of Sunny Meadows, as recorded in Map Book 8, Page 18 A, B, & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$64,000.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. 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 MARTIN, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of August, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
ATTEST: INSTRUMENT RECORDED
see My #54-149
1984 AUG 31 AM 9:37

ROY MARTIN CONSTRUCTION, INC.
BY: [Signature]
ROY MARTIN, Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Deed TAX 16.00
Rec 2.50
Ind 1.00
19.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROY MARTIN, 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 August, 1984.

My Commission Expires:
8-27-86

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
J. DAN TAYLOR/SMYER, WHITE,
TAYLOR, EVANS & PUTT
2025 FOURTH AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
John R. Birdsong
5265 Sunny Meadows Dr.
Birmingham, AL 35243

BOOK 358 PAGE 544