

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 360187, Birmingham, AL  
35236-1087



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 Eighty-Three Thousand Five Hundred and No/100th Dollars  
(\$183,500.00)---

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

Marshall Jones, Jr. and wife, Patsy S. Jones

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
Shelby \_\_\_\_\_ County, Alabama to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to all existing taxes, easements, and restrictions of record.

\$145,500.00 of the above recited purchase price was paid by a mortgage loan  
closed simultaneously herewith.

BOOK 010 PAGE 873

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 pre-  
mises, 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 29th day of November 19 84

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary

By Roy L. Martin

President

STATE OF ALABAMA  
COUNTY OF SHELBY

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 November 19 84

[Signature]  
Notary Public

LEGAL DESCRIPTION

A parcel of land located in Section 14, Township 19 South, Range 2 West Shelby County, Alabama, more particularly described as follows:  
Begin at the Southeast corner of Lot 1, Block 1 of SUNNY MEADOWS, as recorded in Map Book 8, Page 18 A, B, & C in the office of the Judge of Probate in Shelby County, Alabama; thence in a Northwesterly direction along the Southwesterly line of said Lot 1, a distance of 167.73 feet; thence 38 degrees 59 minutes 20 seconds right in a Northwesterly direction a distance of 203.0 feet; thence 0 degrees 32 minutes left in a Northwesterly direction a distance of 110.0 feet; thence 29 degrees 02 minutes 39 seconds left, in a Northwesterly direction a distance of 103.12 feet; thence 4 degrees 38 minutes 33 seconds left in a Northwesterly direction a distance of 195.0 feet; thence 95 degrees 43 minutes 12 seconds left in a Southwesterly direction a distance of 219.97 feet to the Southeast corner of Lot 8, Block 1 of Sunny Meadows, Phase Two, as recorded in Map Book 8 Page 19A and B in the office of the Judge of Probate in Shelby County; thence 90 degrees left, in a Southeasterly direction a distance of 375.76 feet; thence 81 degrees 42 minutes 23 seconds right in a Southerly direction a distance of 726.70 feet to the Northwesterly right of way line of Shelby County Highway #14; thence 119 degrees 27 minutes 51 seconds left in a Northeasterly direction along said right of way line a distance of 524.99 feet to the beginning of a curve to the left, said curve having a radius of 25 feet and a central angle of 90 degrees; thence along arc of said curve a distance of 39.27 feet to end of said curve, said point being on the Southwesterly right of way line of Sunny Meadows Lane; thence along said right of way line in a Northwesterly direction a distance of 237.0 feet to the beginning of a curve to the right, said curve having a radius of 244.62 feet and a central angle of 38 degrees 46 minutes 23 seconds; thence along arc of said curve in a Northerly direction a distance of 165.54 feet to end of said curve and the point of beginning; being situated in Shelby County, Alabama.

BOOK 010 PAGE 874

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

1984 DEC -6 AM 10:59

*Thomas J. [Signature]*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	<u>3800</u>
Deed Tax		
Mineral Tax		
Recording Fee		<u>500</u>
Index Fee		<u>100</u>
TOTAL		<u>\$4400</u>