

2229

Send Tax Notice To: .

Jimmy Carl and Rita McCay
110 Mallard Pointe Drive
Pelham, AL 35124

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
2100 16th Avenue, South
Birmingham, Alabama 35205

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWENTY TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$122,900.00) 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 JIMMY CARL MCCAY AND RITA MCCAY (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 26, according to the Survey of Mallard Pointe Subdivision, as recorded in Map Book 10, Page 70, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$116,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, ROY MARTIN CONSTRUCTION, INC., the said GRANTOR, by its President, ROY L. MARTIN, who is authorized to execute this conveyance, has hereto set its signature and seal, this 25th day of August, 1987.

By: Roy L. Martin
Roy L. Martin, President

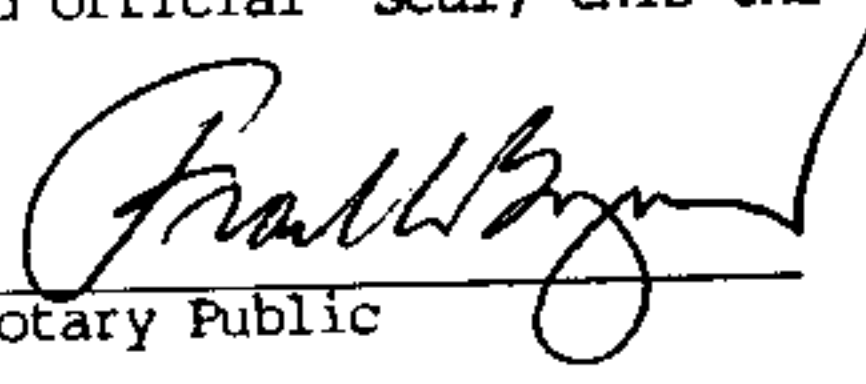
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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

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 25th day of August, 1987.

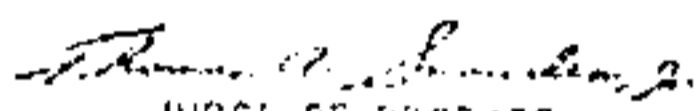

Notary Public

My Commission Expires: 11/20/88

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

1987 AUG 27 PM 3:41


JUDGE OF PROBATE

1. Deed Tax	\$ 650
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	1250