

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

Law Firm

Maddox, MacLaurin, Nicholson & Thornley

CORPORATION FORM, WARRANTY DEED, WITH RIGHT OF SURVIVORSHIP

116 200

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor, Wayne Dutton Construction, Inc., a corporation, in hand paid by Gwendolyn Wade Martin and Gerald Ray Martin, II, the receipt whereof is acknowledged, Wayne Dutton Construction, Inc., does by these presents grant, bargain, sell and convey unto Gwendolyn Wade Martin and Gerald Ray Martin, II (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Map and Survey of Park Forest Subdivision, Second Sector, as recorded in Map Book 16, Page 84, in the Probate Office of Shelby County, Alabama.

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 Wayne Dutton Construction, Inc., for itself, its successors and assigns covenants with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Wayne Dutton Construction, a corporation, by its President, Wayne Dutton, who is authorized to execute this conveyance, has set its signature and seal this 23rd day of August, 1993.

WAYNE DUTTON CONSTRUCTION, INC.

BY: Wayne Dutton
Its: Wayne Dutton, Pres.

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wayne Dutton, whose name as President of Wayne Dutton 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 23rd day of August, 1993.

Brent H. [Signature]
NOTARY PUBLIC

09/01/1993-26510
12:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 32.00

Gasper

Inst # 1993-26510