

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Mildred Frances & E.J. Carroll
✓ 134 Spring Street
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred
Twelve Thousand Dollars to the undersigned grantor, Roy Martin Construction, Inc.,
(\$112,000.00)
a corporation, in hand paid by Mildred Frances Carroll and E. J. Carroll, the receipt whereof is hereby
acknowledged, the said Roy Martin Construction, Inc., a corporation (referred to herein as "Grantor"),
does by these presents, grant, bargain, sell and convey unto the said Mildred Frances Carroll and E. J.
Carroll (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following
described real estate, situated in Shelby County, Alabama, to-wit:

Lot 116, according to the survey of Summerchase, Phase 4, as recorded in Map Book 26,
Page 111, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 20 feet reserved from
Spring Street as shown by Map Book 26, Page 111; (3) Easements as shown by recorded
plat, including 5 feet within building setback line, 7.5 feet on the rear of lot and 5 feet on
the Northeasterly side of lot; (4) Restrictions, covenants and conditions as set out in
instruments recorded in Inst. #2000-9762 and Inst. #2000-23206 in Probate Office; (5)
Transmission Line Permits to Alabama Power Company as shown by instruments
recorded in Deed Book 174, Page 309, Deed Book 99, Page 465, Deed Book 103, Page
168, and Deed Book 206, Page 220 in Probate Office; (6) Restrictions, limitations and
conditions as set out in Ma Book 26, Page 111; (7) Reservation of Ingress, Egress,
Drainage and Utility easement as set out in Inst. #1997-7984 in Probate Office; (8) Grant
of Land Easement and Restrictive Covenants to Alabama Power Company in Inst. #2000-
23206 in Probate Office.

TO HAVE AND TO HOLD to 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 it is lawfully seized in fee simple of said premises; that the premises are free from

03/21/2002-13443
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 126.00

Inst # 2002-13443

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, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 21 day of March, 2002.

WITNESSES:

ROY MARTIN CONSTRUCTION, INC.

By: Roy L. Martin
Roy L. Martin
As its 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 seal this 21st day of March, 2002.

Brenda H. Clayton
Notary Public

My Commission Expires: 4-27-2005

Inst # 2002-13443

03/21/2002-13443

12:56 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 KSB 126.00