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DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Erick William Wood
Sarah Wood
1770 Highway 33
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF ~~Jefferson~~ SHELBY

That in consideration of One Hundred Eighty-One Thousand and 00/100 (\$181,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Roy Martin Construction, LLC**, an Alabama limited liability company, does hereby grant, bargain, sell and convey unto **Erick William Wood** and **Sarah Wood**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in ~~Jefferson~~ Shelby County, Alabama, to-wit:

Southwest corner of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama; thence 23 degrees 42 minutes right from the West line of said Section 7 a distance of 453.28 feet to a point; thence 25 degrees 54 minutes right and along the centerline of Fungo Hollow Road a distance of 718.24 feet to a point; thence 90 degrees 0 minutes right and 40 feet to a point on the East right of way line of said Fungo Hollow Road and to the point of beginning of the property being described; thence continue along last described course 315.21 feet to a point; thence 90 degrees left 208.71 feet to a point; thence 90 degrees left 310.90 feet to a point on the said East right of way line of Fungo Hollow Road; thence Southwesterly along a highway curve to the left an arc distance of 60.46 feet to the end of said curve; thence continue Southwesterly along said right of way 148.27 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Transmission line permit to Alabama Power Company, recorded in Deed Book 238, Page 604, in the Probate Office of Shelby County, Alabama; (3) Right of Way to State of Alabama, recorded in Deed Book 291, Page 757, in the Probate Office of Shelby County, Alabama; (4) Easement to Pelham, as recorded in Book 2000, Page 3233 in the Probate Office of Shelby County, Alabama.

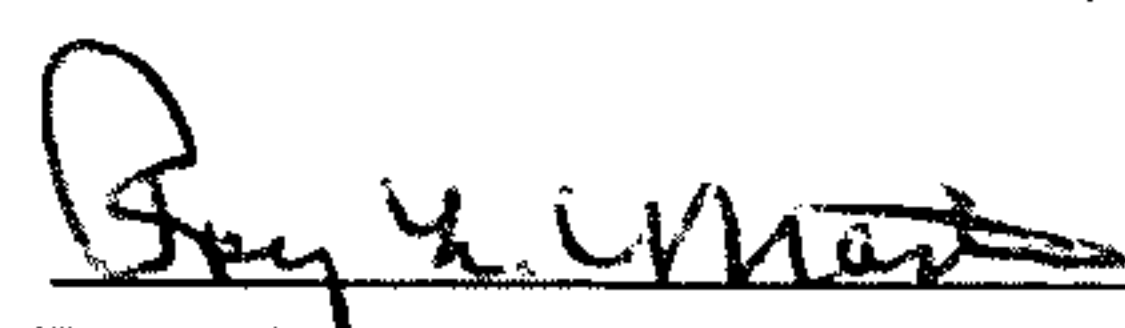
\$177,721.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said Grantor, by its Sole Member, Roy L. Martin, who is authorized to execute this conveyance, has hereto set its signature and seal this 31st day of August, 2016.

Roy Martin Construction, LLC

By: 
Roy L. Martin
Sole Member

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Roy L. Martin**, whose name as Sole Member of Roy Martin Construction, LLC, an Alabama limited liability company, 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 limited liability company.

Given under my hand and official seal this 31st day of August, 2016.

My Commission Expires: **2/10/2019**

Anne P. Marshall
Notary Public

