

This instrument was prepared by

Jefferson Land Title Service Co., Inc.

(Name) _____
(Address) _____ 3687

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Two Hundred - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James J. Martin and wife, Marjorie E. Martin

(herein referred to as grantors) do grant, bargain, sell and convey unto

John E. Moore and wife, Maxine Moore

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 22, Township 21, Range 3 West and run thence south 2 deg. 30 min. east a distance of 208.71 feet to the point of beginning of the lot herein conveyed; thence continue south 2 deg. 30 min. east a distance of 208.71 feet; thence run south 87 deg. 30 min. west a distance of 208.71 feet to the east line of a 20' street; thence run north 2 deg. 30 min. west along the east line of said 20' street a distance of 208.71 feet; thence run north 87 deg. 30 min. east a distance of 208.71 feet to the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning; situated in Shelby County, Alabama.

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19740219000008200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 FEB 19 PM 1:42
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Consul M. J. ...
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, we have hereunto set our hand(s) and seal(s), this 11th day of February, 1974.

WITNESS:

_____(Seal) _____(Seal)
James J. Martin
_____(Seal) _____(Seal)
Marjorie E. Martin
_____(Seal) _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that James J. Martin and wife, Marjorie E. Martin whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, A. D., 1974.

Martha B. Joiner
Notary Public.