

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II

(Address) 503 City Federal Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$38,900.00)

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

GERALD WAYNE ESPEY and wife, LINDA D. ESPEY

(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.

Lot 53, Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6 on page 24 in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

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

The proceeds of the mortgage loan in the amount of \$33,000.00 executed simultaneously herewith have been applied to the purchase price of the real property conveyed to Grantees herein.

BOOK 290 PAGE 410

19750117000002630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/17/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JAN 17 AM 9:05
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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 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, the said GRANTOR, by its President, Roy L. Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of January 19 75

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin Pres.
ROY L. MARTIN President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Sloan Y. Bashinsky, II 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, Roy Martin Construction, Inc.

Given under my hand and official seal, this the 15th day of January

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Sloan Y. Bashinsky II
SLOAN Y. BASHINSKY, II Notary Public