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Shelby Cnty Judge of Probate, AL
12/12/1977 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama

5265

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Sixteen Thousand, Three Hundred, Twenty and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Roy L. Martin and wife, Charlotte Martin, and Marvin Burnett, an unmarried man,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ralph L. Jones and Voncille C. Jones

(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:

A parcel of land situated in the North half of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the North half of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 34, Twp. 20 South, Range 3 West, more particularly described as follows: Commence at the SE corner of the North half of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section, Township and Range; thence in a Westerly direction along the South line of said North half a distance of 79.59 feet; thence 98 deg. 38' 14" right, in a Northeasterly direction, a distance of 88.67 feet to the SW corner of Lot 1, Block 2 of MOUNTAIN VIEW ESTATES, as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate in Shelby County, Alabama; thence 74 deg. 00' 34" right in a Northeasterly direction along the Southeasterly line of said subdivision a distance of 545.25 feet to the SW corner of Lot 6 of said block of said subdivision; thence 3 deg. 37' left, along the Southeasterly line of said subdivision a distance of 490.35 feet to the Southeast corner of Lot 10 of said block of said subdivision; thence 80 deg. 11' left, in a Northerly direction, along the East line of said lot of said subdivision, a distance of 202.97 feet to the South right-of-way line of Highway 44; thence 80 deg. 11' right, along said line of said highway a distance of 25.37 feet; thence 90 deg. 49' right in a Southerly direction to an intersection with the South line of said North half; thence 91 deg. 30' right, along said line of said North half a distance of 990 feet, more or less to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights excepted from West 990 feet of NE $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 34, Twp. 20 So., R-3-W; (3) Right of way deed to Shelby County recorded in Deed Book 155, Page 549; (4) Transmission line permits to Alabama Power Co. recorded in Deed Book 134, Page 360; Deed Book 134, Page 363; Deed Book 198, Page 495, and Deed Book 228, Page 798.

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 ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and ~~XX~~ (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 and seal S, this 8th day of December, 1977.

WITNESS:

Deed 16.50
Rec. 1.50
Ind. 1.00
19.00

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Roy L. Martin and wife, Charlotte Martin, and Marvin Burnett, an unmarried man, 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 8th day of December, A.D., 1977.

ODOM, ROBERTSON & THOMPSON

P. O. BOX 2803

620 NORTH 22nd STREET
BIRMINGHAM, ALABAMA 35202

Notary Public