

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY-THREE THOUSAND NINE HUNDRED AND NO/100th DOLLARS (\$93,900.00)

to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Thomas Jackson Yearwood, Jr. and wife, Stephanie Tiffin Yearwood

(herein referred to as GRANTEEES) 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:

Lot 23, Block 1, according to the survey of Sunny Meadows, Phase  
2 as recorded in Map Book 8 Page 19 A & B in the Probate Office  
of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

Subject to existing easements, restrictions, set-back lines,  
rights of way, limitations, if any, of record.

\$77,800.00 of the above recited purchase price was paid by a  
mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS:	GRANTEES' ADDRESS:
P. O. Box 9	3013 Birdsong Circle
Pelham, Alabama 35124	Birmingham, Alabama 35243

BOOK 347 PAGE 520

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
see 179-431-991  
1983 JUN -1 PM 4:03 Deed tax 16.50  
Rec. 1.50  
Ind. 1.00  
19.00  
Thomas P. Snowden, Jr.  
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-  
tingent 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 encum-  
brances, unless otherwise noted above, 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 GRANTEEES, 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 1st day of June 19 83

ATTEST:

ROY MARTIN CONSTRUCTION, INC.  
By [Signature]  
its President 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 official seal, this the 1st day of June 19 83

