

TITLE OPINION ONLY

This instrument was prepared by

(Name) James C. Pino, Attorney

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Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollars and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Millie Sullivan, Nick Martin and Sheila Lang, being all of the heirs
of Hazel Martin, deceased
(herein referred to as grantors) do grant, bargain, sell and convey unto

Nick and Audrey Martin

(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 PART OF THE N.E. $\frac{1}{4}$ OF THE S.W. $\frac{1}{4}$, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA described more particularly as follows: Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run thence N 89°-12'-15" E along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 88.23' to a point on the Easterly right of way line of Shelby County Highway No. 35, Thence continue along last described bearing a distance of 210' to the point of beginning of the property being described, Thence continue along last described course along same said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 210.77' to a point, Thence run S 0°-53'-26" E a distance of 387.95' to a point, Thence run N 89°-06'-34" E a distance of 127.4' to a point in the centerline of Hog Pen Branch, Thence run S 40°-16'-36" W along centerline of said branch 56.71' to a point, Thence run S 44°-40'-46" E along centerline of said branch 50.73' to a point, Thence run S 6°-57'-49" E along centerline of branch 74.82' to a point, Thence run S 41°-23'-25" E along centerline of said branch 55.45' to a point, Thence run S 17°-52'-09" E along centerline of said branch 64.29' to a point, Thence run N 60°-51'-14" W a distance of 666.23' to a point, Thence run N 74°-43'-36" W a distance of 200' to a point on the Easterly right of way line of Shelby County Highway No. 35, Thence run N 32°-24'-13" E along said right of way line a distance of 92.9' to a point, Thence run N 89°-14'-44" E a distance of 210' to a point, Thence run N 30°-26'-51" E a distance of 210' to the point of beginning, containing 4.27 acres and subject to all agreements of probated record or applicable law.

ATTENDANT PARCEL described as follows: Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run N 89°-12'-15" E along the North line of said quarter-quarter a distance of 88.23' to a point on the Easterly right of way line of Shelby County Highway No. 35 and the point of beginning of the property being described, Thence continue along last described course and bearing a distance of 210.0' to a point, Thence run S 30°-26'-51" W a distance of 210.0' to a point, Thence run S 89°-14'-44" W a distance of 210.0' to a point on the same said right of way line of said Highway 35, Thence run N 32°-24'-13" E a distance of 75.48' to the P.C. of a highway curve to the left having a central angle of 06°-02'-29" and a radius of 1,275.74', Thence continue along the arc of said curve an arc distance of 134.52' to the point of beginning, containing 0.86 of an acre.

Subject to all existing taxes, easements and restrictions of record,
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 17th day of August, 1987.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 SEP 10 AM 9:11

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority

hereby certify that Millie Sullivan, Nick Martin and Sheila Lang, being all of the heirs
of Hazel Martin, deceased
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 17th day of August

Patricia L. Loggins
Notary Public.

Millie Sullivan (Seal)
Nick Martin (Seal)
Sheila Lang (Seal)

Deed TAX \$0
Rec 2.50
Ind 2.00 General Acknowledgment
\$5.00

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