

This instrument was prepared by:

(Name) Roy Martin
(Address) P.O. Box 9
Pelham, AL 35124

Send Tax Notice to:

(Name) Rickard J. Stewart and Faith A. Stewart
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-three Thousand Five Hundred and No/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rickard J. Stewart and Faith A. Stewart
(herein referred to as grantors) do grant, bargain, sell and convey unto

Roy Martin Construction, Inc.
(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:

See attached Schedule A legal description

Subject to all existing restrictions, right-of-ways, limitations, easements, reservations, releases and covenants of record and ad valorem taxes for the current year, 1992.

\$43,500 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith.

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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 for 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 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 9th day of July, 19 92.

WITNESS

(Seal)

(Seal)

(Seal)

Rickard J. Stewart (Seal)
Faith A. Stewart (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY } **General Acknowledgment**

I, Donna B. Landwehr, a Notary Public in and for said County, in said State, hereby certify that the above signed whose name 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 was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of July, A.D., 19 92

Southtrust Bank
My Commission Expires: MAY 18, 1994

Donna B. Landwehr
Notary Public

**SCHEDULE A
LEGAL DESCRIPTION:**

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 19 South, Range 3 West; thence run in a Westerly direction along the North line of said Quarter-Quarter a distance of 132.93 feet; thence turn an angle to the left of 77 degrees 25 minutes 48 seconds and run in a Southerly direction a distance of 61.46 feet to its intersection with the Southerly right-of-way line of a public road; thence turn an angle to the right of 77 degrees 25 minutes 48 seconds and run in a westerly direction along the Southerly right-of-way line of said public road a distance of 110.0 feet to the point of commencement of a curve to the left, having a central angle of 61 degrees 52 minutes 27 seconds and a radius of 387.11 feet; thence continue along the arc of said curve a distance of 418.04 feet to the end of said curve; thence continue in a Southwesterly direction along the tangent extended, continuing along the Easterly right-of-way line of said public road a distance of 104.10 feet to the point of beginning of property herein described; from said point of beginning turn an angle to the left of 88 degrees, 27 minutes, 6 seconds and run in a Southeasterly direction for a distance of 303.53 feet; thence turn an angle to the left of 70 degrees 58 minutes 15 seconds and run in a Northeasterly direction a distance of 100.00 feet; thence turn an angle to the left of 90 degrees 43 minutes 48 seconds and run in a Northwesterly direction a distance of 346.29 feet to its intersection with the Easterly right-of-way line of said public road, said point being situated on a curve; thence from the last described course extended, turn an angle to the left to the tangent of a curve of 95 degrees 02 minutes 48 seconds, said curve having a central angle of 14 degrees 48 minutes 03 seconds and a radius of 387.11 feet; thence continue along the arc of said curve a distance of 100.00 feet to the end of said curve; thence continue in a Southwesterly direction along the tangent extended to last described curve a distance of 104.10 feet to the point of beginning. Situated in Shelby County, Alabama.

Inst # 1992-17522

08/19/1992-17522
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50