

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-B 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 Two Thousand and no/100----- 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,

John F. Cox and wife, Omega Cox

(herein referred to as grantors) do grant, bargain, sell and convey unto

James J. Martin and Marjorie E. 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:

Commencing at the northwest corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West and run north 37 deg. 20 min. east 146 feet to point on south right-of-way line of Maylene Public road for point of beginning; thence run south 4 deg. 40 min. east along gas line of Plantation Pipe Line Company a distance of 663 feet; thence north 33 deg. 15 min. east 912 feet to west right-of-way line of Montevallo-Siluria Highway; thence along west right-of-way line of said highway north 22 deg. 10 min. east 136 feet; thence run south 33 deg. 45 min. west 250 feet along south line of Maxwell's Addition to Elliottsville; thence along west line of Maxwell's Addition to Elliottsville north 6 deg. 45 min. west 540 feet to south right of way line of Maylene Public road; thence along same south 87 deg. 20 min. west 705 feet, more or less, to point of beginning; EXCEPT lot sold to Joe V. Honeycutt and wife as described in Deed Book 163 page 517 in Probate Office of Shelby County; also EXCEPT a lot described as commence at NE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 14 and run south 15.0 feet to south side of Maylene Road; thence south 37 deg. 30 min. west along Maylene road 611.0 feet to pt. of beg. thence continue south 37 deg. 30 min. west 200 feet; thence south 6 deg. 45 min. east 414.34 feet thence north 73 deg. 15 min. east 199.44 feet; thence run north 6 deg. 45 min. west 400 feet to pt of beg of said exception. Also EXCEPT the following: Begin at the southeast corner of the W.J. Maxwell property which is described as: That part of the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 14 lying west of the Montevallo and Asville Public road and south of Maylene Public road; from this SE corner of Maxwell property run north along the Montevallo and Ashville Public road R.O.W. 10 feet to pt of beg; thence continue in same direction northerly 126 feet; thence run south 33 deg. 45 min. west 150 feet; thence run southwest and parallel with said road 126 feet; thence east and parallel with said south line of Maxwell property 150 feet to the point of beginning.

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 13th day of July, 1968.

WITNESSES
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Dec 2 1968 JUL 13 AM 9:47
U.C.C. FILE NUMBER OR
REG. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
(Seal)
(Seal)
(Seal)

John F. Cox (Seal)

Omega Cox (Seal)

Omega Cox (Seal)

General Acknowledgment

STATE OF ALA. SHELBY COUNTY
Martha B. Joiner
hereby certify that John F. Cox and wife, Omega Cox
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, 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 13th day of July, A. D., 1968

Martha B. Joiner
Notary Public.