

This instrument was prepared by

(Name) Huddie Dansby, (Notary Public State at Large)

(Address) 3001 Exeter Avenue, Apt. No. 17 B, Bessemer, Alabama, 35020

Form 1-1-5 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 Dollar and other Valuables DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Chester Martin and wife Hazel Martin
(herein referred to as grantors) do grant, bargain, sell and convey unto

Nick Martin and wife Audrey I. 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 lot or parcel of land

situated in the N.E. $\frac{1}{4}$ - S.W. $\frac{1}{4}$, Section 18, Township - 20 - South, Range - 2 - West, more particularly described as follows:

Commence at the point of intersection of the north line of above said quarter- quarter and the east right-of-way line of a County Paved Road for a point of beginning. Thence run east along the north line of said forty a distance of 210.0' feet, thence run in a southwesterly direction and parallel to said road a distance of 210.0' feet, thence run west and parallel to the north line a distance of 210.0' feet to the east right-of-way line of said road, thence run northeasterly along said road a distance of 210.0' feet to the point of beginning., Less and except a 30.0' feet strip of land along the north line for ingress or egress purpose only.

STATE OF ALA. SHELBY CO.
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JUDGE OF PROBATE

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 18 th day of February, 1970.

WITNESS:

Huddie Dansby (Seal)

(Seal)

(Seal)

Chester Martin (Seal)

Hazel Martin (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Huddie Dansby, a Notary Public in and for said County, in said State, hereby certify that Chester Martin and wife Hazel Martin whose name s 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 18 th day of February, A. D., 1970

Huddie Dansby

Notary Public.

EXPIRATION EXPIRES MAY 12, 1973

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