

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

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 TWELVE HUNDRED AND NO/100 (\$1200.00) DOLLARS

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

J. P. Breaseale and wife, Bobbie Breaseale
(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:

Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, Township 19, Range 2 West and being more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence East along the South line of same a distance of 710.0 feet; thence 64 deg. 46' to the left in a Northeasterly direction a distance of 969.30 feet; thence 74 deg. 52' to the left in a Northwesterly direction a distance of 183.60 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 150.0 feet; thence 90 deg. 00' to the left in a Southwesterly direction a distance of 200.00 feet; thence 90 deg. 09' to the left in a Southeasterly direction a distance of 160.24 feet to a point on a curve to the right having a central angle of 10 deg. 18' a radius of 1110.84 feet; thence 92 deg. 36' to the left along the cord of said curve; thence along the arc a distance of 200.00 feet to the point of beginning.

The above lot is restricted to one family residential use and any residence constructed thereon must contain 1500 square feet of finished floor space, as a minimum.

STATE OF ALABAMA
SHELBY COUNTY
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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 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 16th day of February, 1970.

WITNESS:
_____(Seal)
_____(Seal)
_____(Seal)

Calvin C. Martin (Seal)
Mary Jo Martin (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Calvin C. Martin and Mary Jo Martin 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 16 day of February, A. D., 1970.

Notary Public.

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