

This instrument was prepared by

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(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 THIRTEEN 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,

**Roy Leo Martin and wife, Charlotte Martin**

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

**William T. Draper and wife, Lillian V. Draper**

(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 SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 7, Township 20 South, Range 2 West, described as follows: Beginning on the West boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section at a point which is 365 feet South of the NW corner of said SE $\frac{1}{4}$  of NE $\frac{1}{4}$  and run Southerly along the West boundary line of said SE $\frac{1}{4}$  of NE $\frac{1}{4}$  a distance of 373 feet; thence in a Northeasterly direction in a direct line with an iron stob at a point where formerly a post oak tree grew on the North boundary of said SE $\frac{1}{4}$  of NE $\frac{1}{4}$  a distance of 295 yards from Northwest corner of said SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , a distance of 392 feet; run thence in a Westerly direction 337 feet to point of beginning. EXCEPTING lot sold to Langdon Martin and wife, Ruth Martin as described in Deed Book 207, page 354, in Probate Office.

Excepting Highway right of way.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
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REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
JUDGE OF PROBATE  
Clerk 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 30th day of November, 1970

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Roy L. Martin (Seal)

Charlotte J. Martin (Seal)

.....(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 Roy Leo Martin and wife, Charlotte 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 30th day of November, A. D., 1970

Nancy L. Brasher  
Notary Public.

BOOK 207 PAGE 107