

This instrument was prepared by

(Name) WALLACE AND ELLIS

(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 TWO THOUSAND, ONE HUNDRED TWENTY FIVE AND NO/100 (\$2,125.00) 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

D. E. Wheless and wife, Lorraine R. Wheless

(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 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 710.00 ft. thence 64° 46' to the left in a northeasterly direction a distance of 606.30 ft. to the point of beginning of tract herein described; thence continue along the last named course a distance of 185.00 ft. thence 84° 31' to the left in a northwesterly direction a distance of 191.27 ft. to a point on a curve to the left having a central angle of 6° 57' a radius of 1080.84 ft. thence 92° 16' 30" to the left along the cord thence a distance along the arc of said curve 131.02 ft. to the point of tangent thence along said tangent a distance of 53.03 ft. thence 84° 09' to the left in a southeasterly direction a distance of 199.34 ft. to the point of beginning.

Use of the above described property is restricted to residential use only and the residence constructed on the above described property must contain a minimum of 1500 square feet of finished floor space, and no house trailer shall be located on the above described property.

STATE OF ALA. SHELBY CO.
RECORDING THIS INSTRUMENT
DEC 29 PM 12:20
U.C.C. FILE NUMBER 00
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED
NOTARY PUBLIC

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, I have hereunto set my hand(s) and seal(s), this 4th day of Sept, 19 70.

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 wife, Mary Jo Martin whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of Sept, A. D., 19 70.

Oscar Harris
Notary Public.

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