

1633

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Twenty-six hundred, ninety eight & 43/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Jack W. Lutz and wife Dorothy Inez Lutz (herein referred to as grantors) do grant, bargain, sell and convey unto Roy L. 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 County, Alabama to-wit:

A part of the N.E.  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 34 Township 20 South, Range 4 West, Shelby County, Alabama, said part being more particularly described as follows:  
Beginning at a point on the east line of said NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  557.54 feet south of the northeast corner thereof, run south along said east line for 208.71 feet, thence right 89° -35' and west for 208.71 feet, thence right 90° -25' and north for 208.71 feet, thence right 89° -35' and east for 208.71 feet to the point of beginning, containing one acre, more or less. Also an easement 20 feet in width for ingress and egress, the centerline of said easement being described as follows:  
From the northeast corner of said NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  run south along the east line thereof for 557.54 feet, thence right 89° -35' and west for 208.71 feet to a point of beginning, thence right 43° -22' for 74.05 feet, thence right 21° -30' for 177 feet, more or less, to the right-of-way of the county road.



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Shelby Cnty Judge of Probate, AL  
02/05/1971 12:00:00 AM FILED/CERT

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 ~~we~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 and seal's, this 6 day of February, 1971.

WITNESS:

70

Jack W. Lutz

Dorothy Inez Lutz



RETURN TO

TO

#188484 *Wheeler*

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

300  
145  
145  
4.

LOUISVILLE TITLE INSURANCE  
COMPANY  
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of *Alabama* }  
COUNTY *Shelby*

General Acknowledgment

I, *Agnes Graham*, a Notary Public in and for said County, in said State,  
hereby certify that *Jack W. Luty and wife Dorothy May Luty*  
whose name *is* are signed to the foregoing conveyance, and who known to me, acknowledged before  
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this *6* day of *February* A. D., 19 *71*  
*Agnes Graham*  
Notary Public

State of }  
COUNTY

General Acknowledgment

I, , a Notary Public in and for said County, in said State,  
hereby certify that  
whose name signed to the foregoing conveyance, and who known to me, acknowledged before  
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this day of

STATE OF ALA. SH. CO.  
RECEIVED - 5 MAR 10:23  
U.S. FILE  
REC. BK. & PAGE AS SHOWN ABOVE  
INDEX OF PROBATE  
Notary Public

State of }  
COUNTY

Corporation Acknowledgment

I, , a Notary Public in and for said County in said State,  
hereby certify that  
whose name as of  
a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this  
day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed  
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

19710205000004920 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
02/05/1971 12:00:00 AM FILED/CERT

Notary Public