

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 One Thousand, Nine Hundred, Eighty and 00/100 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

Henry Clarence Denman, Jr. and wife, Theresa Higgins Denman

(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 213.26 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 173.48 feet; thence 91 deg. 14' to the left in a northerly direction a distance of 434.80 feet; thence 82 deg. 21' to the left in a south-westerly direction a distance of 175.0 feet; thence 82 deg. 21' to the left in a southerly direction a distance of 407.79 feet 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.



19710222000006940 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/22/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 FEB 22 AM 7:43  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
CLASS. NO.  
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 17th day of June, 1968.

WITNESS:

(Seal)

(Seal)

(Seal)

Calvin C. Martin (Seal)

Mary Jo 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 Calvin C. Martin and wife, 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 17th day of June, A. D., 1968.

Frank Ellis, Jr.

Notary Public.

Book 266 - Page 327