

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, Roy L. Martin and wife Charlotte E. Martin

(herein referred to as grantors) do grant, bargain, sell and convey unto Jack W. Lutz and wife Dorothy Inez Lutz

(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 N.E. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ 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 26.5 feet to a point of beginning; thence right 43° - 22' for 74.0 feet; thence right 21° - 30' for 177 feet more or less to the right of way of the County Road.



19710222000006960 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/22/1971 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 ~~our~~ (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
day of Feb February, 1971

WITNESS:

331

FACE

Box 266
FO 134

Roy L. Martin
Roy L. Martin

Charlotte E. Martin
Charlotte E. Martin

BOOK 266 PAGE 332

Al Maylene

WARRANTY DEED

1.45

4.45

LOUISVILLE TITLE INSURANCE
COMPANY

19710222000006960 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/22/1971 12:00:00 AM FILED/CERT

SHELBY COUNTY

General Acknowledgment

, a Notary Public in and for said County, in said State.

day of

February

A. D., 19 71

Notary Public

SHELBY COUNTY

General Acknowledgment

, a Notary Public in and for said County, in said State,

day of

February

A. D., 19 71

Notary Public

COUNTY

Corporation Acknowledgment

, a Notary Public in and for said County in said State

day of

Notary Public

STATE OF CALIFORNIA, SHELBY COUNTY
 COUNTY CLERK
 I HEREBY CERTIFY THIS
 INSTRUMENT WAS FILED
 1971 FEB 22 11:10 AM
 in and for the State of California
 before me on this
 authority, executed

REC. BK. & PAGE AS SHOWN
 U.C.C. FILE NUMBER & DATE