

State of Alabama

SHELBY COUNTY

} Know All Men By These Presents,

That in consideration of Twenty-eight Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Roy Martin and wife, Charlotte Martin

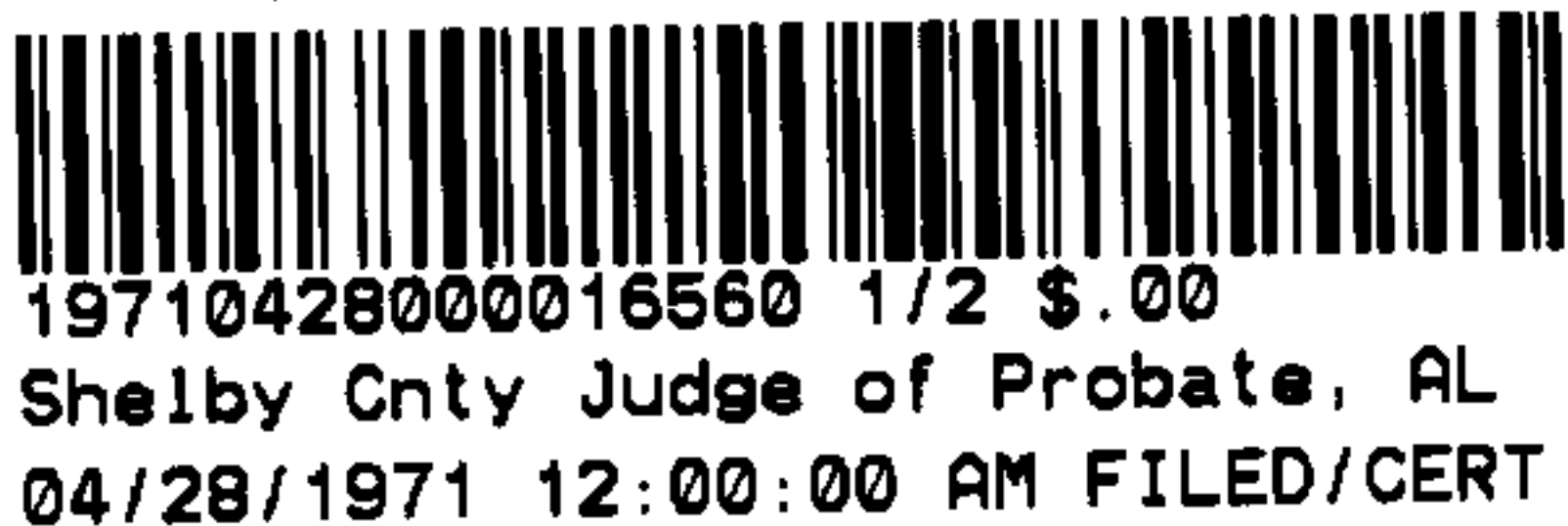
(herein referred to as grantors) do grant, bargain, sell and convey unto Paul Jacob Leonard Schatz and wife, Sandra Lee Schatz

(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 parcel of land situated in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 7, Township 20 South, Range 2 West, in Shelby County, Alabama, particularly described as follows: Commence at the Northeast corner of said quarter-quarter section and run thence westerly along the North line thereof for a distance of 568.18 feet to the point of beginning of the property herein described; thence continue westerly along said North line for a distance of 141.0 feet; thence turn 91 deg. 58' left and run southerly 314.92 feet to a point on the northerly right of way line of Oak Mountain State Park Road, said right-of-way line being 25 feet northerly of and parallel to the center of the existing pavement, said right-of-way line being a curve with a radius of 362.97 feet; thence turn left with an interior angle to tangent of 59 deg. 20' and run northeasterly along said right-of-way line and along the arc of said curve, as it curves to the right, for a distance of 149.96 feet; thence turn left, with an interior angle to tangent of 96 deg. 59' 45" and run northerly parallel to the west line of the property herein described, for a distance of 262.02 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$25,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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 X (we) do, for ~~XXXXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except current ad valorem taxes and as set out above

that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and XX (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 seals, this 26<sup>th</sup>

day of April, 1971.

WITNESS:

*Roy L. Martin*  
 Roy L. Martin

*Charlotte Martin*  
 Charlotte Martin

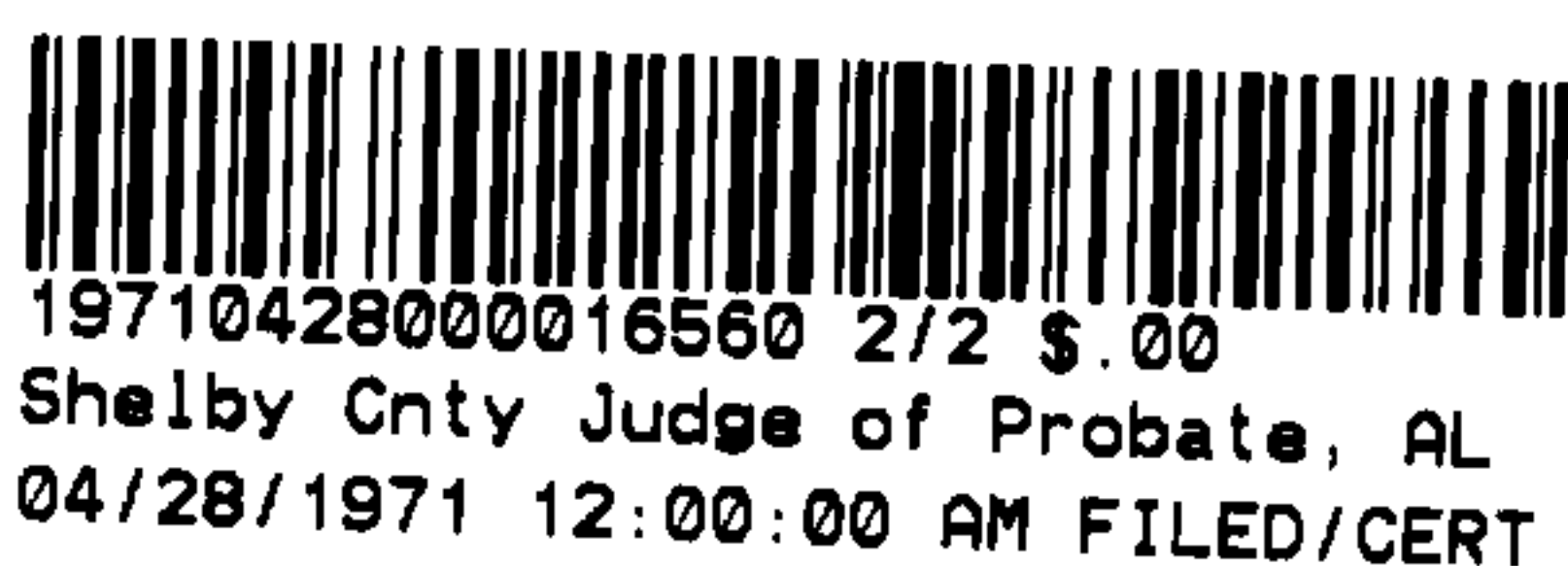


GUARANTY SVCS LN ASSN  
2012 SECOND AVENUE NORTH  
RETURN TO

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

3.00  
1.45  
4.45



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

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Roy L. 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 24 day of APRIL A. D., 1971

*Joe L. [Signature]*

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 A. D., 19

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

Notary Public

U.C.C. FILE NUMBER  
REG. BK. & PAGE AS SHOWN ABOVE  
APR 28 1971  
3.00  
29

437  
297  
297