

This instrument was prepared by

(Name) Wallace & Ellis

(Address) Columbiana, Alabama

Form 1-15 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 Sixteen Hundred and No/100 (\$1600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**Harris M. Gordon and wife, Ruth L. Gordon**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**Robert Martin and wife, Vivian 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 Shelby County, Alabama to-wit:

That certain lot of land situated in the NE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 1, Township 22 South, Range 1 West, described as follows: Commence at the SE corner of said Section and run North along said Section line a distance of 571.92 feet to the North (sometime referred to as east) right of way line of County Highway #47 (Columbiana-Shelby Road); thence turn an angle of 24 deg. 57' to the left and run along said East right of way line a distance of 1451.17 feet to a point; thence turn an angle of 81 deg. 30' to the left and run 80 feet to a point on the West right of way line of said Highway, which point is the point of beginning of the lot herein conveyed; thence turn an angle to the right and run Northwesterly a distance of 150 feet along said West right of way line to a point; thence turn an angle to the left of 81 deg. 30' and run 290 feet to a point; thence turn an angle to the left of 98 deg. 30' and run a distance of 150 feet parallel to said West Highway right of way line to a point; thence turn an angle to the left of 98 deg. 30' and run a distance of 290 feet to said point of beginning. Situated in Shelby County, Alabama. Subject, however, to Highway and utility easements and rights of way.

Grantors reserve unto themselves, their heirs and assigns, an easement of 20 feet of equal width across the Northerlymost portion of the above described lot for a private roadway for pedestrian and vehicle travel.

19710917000039020 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/17/1971 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 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 16th day of September, 19 71.

day of September

19 71

STATE OF ALABAMA  
SHELBY COUNTY  
INSTRUMENT NO. 1662

1971 SEP 17 AM 9:58

B.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

Consolidated

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Harris M. Gordon (Seal)

Ruth L. Gordon (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 Harris M. Gordon and wife, Ruth L. Gordon whose name 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 16th day of September, 19 71.

Nancy K. Brasher  
Notary Public.