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See MHg 321-577

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This instrument was prepared by

(Name) William A. Jackson

(Address) 620 North 22nd Street, Birmingham, Alabama



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Shelby Cnty Judge of Probate, AL
03/22/1972 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Six Thousand One Hundred and no/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 Martin

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

Charles E. Fox and Betty H. Fox

(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:

Lot 2, Fungo Road; Commence at the SE corner of Section 13, Tp. 20 South, Range 3 West, thence run North along the East line of said Section a distance of 364.61 feet to the North-west right of way line of the Fungo Hollow Road; thence turn an angle of 145 deg. 00' to the left and run along said right of way line a distance of 527.13 feet to the point of beginning; thence continue in the same direction along said right of way line a distance of 292.60 feet; thence turn an angle of 89 deg. 50' to the right and run a distance of 200.45 feet; thence turn an angle of 90 deg. 15 ' to the right and run a distance of 292.60 feet; thence turn an angle of 89 deg. 55' to the right and run a distance of 200.00 feet to point of beginning, situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, and the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 20 South, Range 3, West, EXCEPTING that portion sold to William F. and Linda D. Thompson as shown by deed recorded in Deed Book 261, page 517 in Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$20,880.00 of the Purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

U.C.C. FILED FOR RECORD
REC. BK. & PAGE AS SHOWN ABOVE

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1972 MAR 22 11:10:34

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 k(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxxx~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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 21st day of March, 1972.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Roy L. Martin (Seal)
Charlotte Martin (Seal)

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 name s 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 21st day of March, A. D., 1972.

Notary Public.

BOOK 273 PAGE 342