

This instrument was prepared by

(Name) William A. Jackson

(Address) 620 North 22nd Street, Birmingham, Alabama 35203



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Shelby Cnty Judge of Probate, AL
05/01/1972 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 Thirty 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 L. Martin and wife, Charlotte E. Martin

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

Jerry D. Gaut and Diane S. Gaut

(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 Diagonal Half of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Commence at the southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, and run thence north along the west line thereof a distance of 250.0 feet; thence 90 deg. 43 min. 30 sec. right in an easterly direction a distance of 1082.0 feet; thence 135 deg. 14 min. left in a north-westerly direction a distance of 344.24 feet to the point of beginning; thence continue along last described course a distance of 340.14 feet; thence 73 deg. 43 min. 06 sec. left in a south-westerly direction a distance of 139.74 feet; thence 102 deg. 56 min. 17 sec. left in a southeasterly direction a distance of 335.0 feet; thence 77 deg. 03 min. 43 sec. left in a northeasterly direction a distance of 160.10 feet to the point of beginning; containing 1.10 acres, more or less, situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$23,500.00 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 ~~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, unless otherwise noted above; 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(s) and seal(s), this 28 day of April, 1972.

STATE OF ALABAMA
SHELBY COUNTY
WITNESSES
JERRY D. GAUT
DIANE S. GAUT
1972 MAY - 1 PM 10:10
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

Roy L. Martin (Seal)
Roy L. Martin
Charlotte E. Martin (Seal)
Charlotte E. 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 E. 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 28 day of April, A. D., 1972.

Notary Public.