

This instrument was prepared by
(Name) R. Bruce Robertson, III Attorney at Law
(Address) 620 North 22nd Street, Birmingham, Alabama

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-nine Thousand Eight 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 E. Martin
(herein referred to as grantors) do grant, bargain, sell and convey unto
Michael S. McKinnis and Shirley B. McKinnis

(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 No. 12, according to the Map or Plat of Little Oak Ridge Estates, First Sector, as recorded in Map Book 5 on Page 30 in Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$25,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19720804000038280 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
22-2-82
1972 AUG -4 AM 9:18
U.C.C. FILE NUMBER OR
REC. 2K & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

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 myself (ourselves) and for my ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~XX~~ (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(s) and seal(s), this 3rd day of August, 1972

WITNESS:
_____(Seal)
_____(Seal)
_____(Seal)

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

BOOK 275 PAGE 504

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

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 3rd day of August, A. D., 1972
Carolyn R. Charles
Notary Public.