

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 Thirty-four Thousand Two Hundred Fifty 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 J. Martin
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas G. Timmons and Pauline C. Timmons

(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. 25, according to Map of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, on Page 39, in Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$28,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19720804000038390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1972 12:00:00 AM FILED/CERT

STAFF CLERK, SHELBY COUNTY
NOTARY PUBLIC
1972 AUG -4 PM 9:15
Deed J. J. 62

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Comptroller
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 ~~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 X (we) have a good right to sell and convey the same as aforesaid; that X (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 3rd day of August, 1972

WITNESS:

(Seal)

(Seal)

(Seal)

Roy L. Martin

Roy L. Martin

Charlotte J. Martin

Charlotte J. Martin

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 J. 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 3rd day of August, A. D., 1972

Carolyn R. Harless
Notary Public.