

This instrument was prepared by

(Name) James J. Odom, Jr.

(Address) P. O. Box 2605, Birmingham, Alabama 35202

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,

nty value  
10/11/72

That in consideration of Thirty-Two Thousand and No/100-----(\$32,000.00)----- 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

Wayne Michael Braswell and wife, Sharon H. Braswell

(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. 17 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 35 foot building set back line from Oak Ridge Drive;  
Utility easement as shown on recorded Map of said Subdivision;  
Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated 7th August 1968 and recorded in Deed Book 254 on page 677 in Probate Office.

\$32,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19721013000051180 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/13/1972 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 5<sup>th</sup> day of October, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

Roy L. Martin

Roy L. Martin

Charlotte J. Martin

Charlotte J. Martin

(Seal)

(Seal)

(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 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 5<sup>th</sup> day of October, A. D., 1972

Peggy J. Wilcox

Notary Public.