

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

821

See Mtg 326-812

That in consideration of Thirty-six Thousand Two Hundred Seventy-five 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

E. H. Simmons Jr. and wife, Diane Simmons



19721106000054900 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1972 12:00:00 AM FILED/CERT

(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 11, 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:

1. Ad Valorem taxes for the current tax year, 1973.
2. 35 foot building set back line from Ridge Drive.
3. 7.5 foot Utility Easement across South and Northeast side of lot as shown on recorded map of subdivision.
4. Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company dated August 7, 1968, and recorded in Deed Book 254 on Page 677 in Probate Office of Shelby County, Alabama.
5. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

\$33,000.00 of the purchase price recited above was paid from 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 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:

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 and seals, this 3

day of November, 19 72 .

WITNESS:

James J. [Signature]

Roy L. Martin
Roy L. Martin

Charlotte J. Martin
Charlotte J. Martin

1000 AVENUE NORTH
RETURN TO ALA

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

3.52
2.13

19721106000054900 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1972 12:00:00 AM FILED/CERT

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 3 day of November A. D., 19 72.

James J. Odom

Notary Public

State of }
COUNTY }

General Acknowledgment

I, a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public

State of }
COUNTY }

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public

BOOK 277 PAGE 127