

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



Shelby Cnty Judge of Probate, AL
02/15/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Five Hundred----- (3,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charlie E Hilyer and wife Joyce Hilyer

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

James J Martin and wife Marjorie E Martin

(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:

From the southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21 S, Range 3 W run North along the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 242.0 feet to the point of beginning of the herein described property. Thence continue North along the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 419.0 feet; Thence turn an angle of 89 degrees 00 minutes to the right and run in an Easterly direction a distance of 318.0 feet; Thence turn an angle to the right and run in a Southerly direction a distance of 418.0 feet; Thence turn an angle to the right and run in a Westerly direction a distance of 318.0 feet to the point of beginning. Containing 3 acres more or less and situated in Shelby County, Alabama.

BOOK 278 PAGE 683

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
RECEIVED
FEB 15 1973
U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
General Prob. Ct.

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,.....have hereunto set.....our.....hand(s) and seal(s), this 14th day of February, 1973

WITNESS:

.....(Seal) Charlie E Hilyer.....(Seal)
.....(Seal) Joyce Hilyer.....(Seal)
.....(Seal).....(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie E Hilyer and wife Joyce Hilyer whose name 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 14 day of February, A. D., 1973

Martha B. Janner
Notary Public.