

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
04/06/1973 12:00:00 AM FILED/CERT

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 Four Thousand and no/100 Dollars and other good and valuable consideration on

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James R. Weed and wife, Doris W. Weed

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Clarence Martin and Susie B. 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:

Lot No. 27 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, page 28 in the Office of Judge of Probate, Shelby County, Alabama. Said lot being more particularly described as follows: Commence at the Northwest corner of NE<sub>1</sub> of SE<sub>1</sub>, Section 34, Township 24 North, Range 15 East and run North 88 deg. 12 min. East along the North boundary line of said quarter-quarter section a distance of 125 feet to a point; run thence South 0 deg. 06 min. East a distance of 275 feet to the Northeast corner and the point of beginning of the lot herein described; turn thence an angle of 91 deg. 42 min. to the right and run a distance of 100 feet; turn thence an angle of 88 deg. 18 min. to the left and run a distance of 60 feet; turn thence an angle of 69 deg. 28 min. to the left and run a distance of 105.67 feet to the Southwest corner of Lot No. 29; turn thence an angle of 110 deg. 72 min. to the left and run a distance of 100 feet to the point of beginning.

Grantor further conveys to grantees the right of ingress and egress over and across the strip of land reserved by grantor situated between the South line of lot conveyed and the North side of Waxahatchee Creek. All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$1500.00. No structure of a temporary nature, such as trailers, tents, shacks or boat houses shall be used as a residence, either temporarily or permanently.

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 5th day of April, 19 73.

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON (Seal)  
April 6 1973 1:45 P.M.  
RECORDED & S. REG. TAX (Seal)  
& \$4.00 DED. W/T HAS BEEN  
PD. ON THIS INSTRUMENT. (Seal)

James R. Weed (Seal)  
Doris W. Weed (Seal)  
Martha S. Joiner (Seal)  
STATE OF ALABAMA JUDGE OF PROBATE  
SHELBY COUNTY

General Acknowledgment  
I, Martha S. Joiner, a Notary Public in and for said County, in said State, hereby certify that James R. Weed and wife, Doris W. Weed 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 5th day the same bears date.

Given under my hand and official seal this 5th day of April, A. D., 19 73.  
Martha S. Joiner  
Notary Public.