

(Name) J. P. Graham
(Address) P.O. Box 371, Pelham, Alabama

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, *See MHg 331-438*

That in consideration of Twenty-two Thousand Nine Hundred and no/100----- DOLLARS

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

Charles Franklin Martin, Jr. and wife, Ann P. Martin
(herein referred to as grantors) do grant, bargain, sell and convey unto

Marshall K. Ellis and Bertha W. Ellis
(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:

Lots 8, 9 and 10, Block A, according to the survey of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.

This property is conveyed subject to:

1. Taxes due in the year 1973 which are a lien but not due and payable until October 1st, 1973.
2. Building line and restrictions as shown by recorded map.
3. Right of way to Alabama Power Company recorded in Volume 101, Page 170, in the Probate Office of Shelby County, Alabama.

\$22,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

280 PAGE 671 BOOK

19730606000031850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/06/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 JUN -6 PM 12:17
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conrad M. Brasher

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 6th day of June, 19 73.

WITNESS:

_____(Seal) Charles Franklin Martin Jr. (Seal)
Charles Franklin Martin, Jr.
_____(Seal) Ann P. Martin (Seal)
Ann P. Martin
_____(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 Charles Franklin Martin, Jr. and wife, Ann P. 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 6th day of June, A. D., 19 73
J. P. Graham
Notary Public.