

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand and no/100 ----- DOLLARS

to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Thomas R. Smith and wife, Joyce L. Smith

(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:

Commence at the SE corner of Section 13, Township 20 South, Range 3 West; thence  
run North along East line of said Section 13 a distance of 565.23 feet to the point  
of beginning; thence continue North, along the East line of said Section, a distance  
of 424.77 feet; thence turn an angle of 88 deg. 30 min. to the left and run a distance  
of 93.57 feet; thence turn an angle of 74 deg. 38 min. to the left and run a distance  
of 442.14 feet; thence turn an angle of 105 deg. 49 min. to the left and run a  
distance of 221.82 feet to the point of beginning, situated in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of  
Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and containing  
1.54 acres, according to survey of Frank W. Wheeler, Registered Land Surveyor,  
dated July 8, 1969. Subject to easements of record.

\$22,000.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.



19730720000041160 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/20/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 JUL 20 PM 9:46  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C. FILE NUMBER OR  
JUDGE OF PROBATE

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy L. Martin  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of July 19 73

ATTEST:

ROY MARTIN CONSTRUCTION, INC.  
By Roy L. Martin President  
Roy L. Martin

STATE OF Alabama }  
COUNTY OF Shelby }

I, Undersigned a Notary Public in and for said County in said  
State, hereby certify that Roy L. Martin  
whose name as President of ROY MARTIN CONSTRUCTION, INC.  
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 and official seal, this the 19 day of July, 19 73

Notary Public

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