

THIS INSTRUMENT PREPARED BY:

This instrument was prepared by

JACK R. THOMPSON, JR.

620 North 22nd Street

BIRMINGHAM, AL 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Twenty-One Thousand Five Hundred and No/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Shearer Peoples Martin and husband, Robert E. Martin

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

Sebron A. Sellers and Virginia G. Sellers

(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 4 and 5 and W 1/2 of Lot 3 in Block 13, according to Map of Alabaster Gardens, as recorded in Map Book 3, page 156, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING: (1) Current Taxes; (2) Restrictive Covenants and Conditions filed for record in Deed Book 175, page 68; (3) Building set back line of 30 feet on front and 5 feet from either side of lot; (4) Transmission line permit to Alabama Power Company recorded in Deed Book 181, page 34.

\$19,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Shearer Peoples Martin and Shearer Peoples is one and the same person.

19740404000015910 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 APR -4 PM 2:37
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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JUDGE OF PROBATE

BOOK 286 PAGE 252

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 (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances:

except current ad valorem taxes as set out 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 and seal S, this 28th day of March, 1974.

WITNESS:

Shearer Peoples Martin
Robert E. Martin
Robert E. Martin

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shearer Peoples Martin and husband, Robert E. Martin 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 day the same bears date.

Given under my hand and official seal this 28th day of March A.D., 1974

Jack R. Thompson