

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty One Thousand Five Hundred and No/100-----

See Mtg 345-14

to the undersigned grantor, MARTIN & SONS, 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

BRUCE WAYNE BAILEY and wife, GAIL M. BAILEY

(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:

A tract of land situated in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 15, Township  
19 South, Range 2 West, more particularly described as follows: Commence  
at the Southeast corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 15, Township 19  
South, Range 2 West; thence run in a Westerly direction along the South  
line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 121.34 feet to the Western right of way of  
Caldwell Mill Road, which is the point of beginning; thence continue  
along said course 307.53 feet; thence 62 deg. 41' 35" right 212.19 feet;  
thence 89 deg. 51' 06" right 209.46 feet to the Western right of way of  
Caldwell Mill Road; thence 79 deg. 55' 19" right along said right of way  
359.39 feet to the point of beginning, containing 1.517 acres, more or  
less.

This conveyance is subject to the following:

1. Taxes for the year 1975 and thereafter.
2. Transmission line permits to Alabama Power Company recorded in  
Deed Book 129, Page 560; Deed Book 186, Page 183 and Deed Book 248,  
Page 384 in the Probate Office of Shelby County, Alabama.
3. Right of way deed to Shelby County dated May 1961 and recorded in  
Deed Book 216, Page 13 in said Probate Office.
4. Title to minerals underlying caption lands with mining rights and  
privileges belonging thereto.

\$35,500.00 of the consideration recited above was paid from the proceeds  
of a mortgage loan closed simultaneously herewith.

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, Lenord L. Martin  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18 day of March 19 75.  
MARTIN & SONS, INC.

ATTEST  
STATE OF ALABAMA  
COUNTY OF JEFFERSON

By Lenord L. Martin  
LENORD L. MARTIN President

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Lenord L. Martin  
whose name as President of Martin & Sons, 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 18th day of March

19 75.



19750320000012430 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/20/1975 12:00:00AM FILED/CERT

My Commission Expires May 8, 1978