

This instrument prepared by

(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 THIRTY NINE THOUSAND AND NO/100 (\$39,000.00)-----Dollars

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

CARL CARSON DAVENPORT, JR. and wife, ELAINE J. DAVENPORT

(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 19, according to the Survey of Monte Bello as recorded in Map  
Book 6, Page 23, in the Office of the Judge of Probate of Shelby  
County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1975 and subsequent years, a lien but not yet due and payable.
2. Restrictive Covenants and Conditions filed for record on June 28th, 1974, in Misc. Book 8, Page 415.
3. 40 foot building set back line from Monte Bello Lane.
4. 15 foot Utility Easement across South side of said lot as shown on recorded Map of said subdivision.
5. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated Sept. 14, 1975, and recorded in Deed Book 289, Page 422, in the Probate Office of Shelby County, Alabama.

\$39,000.00 of the consideration recited above was paid from the proceeds  
of a mortgage loan closed simultaneously herewith.

19750530000025980 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
05/30/1975 12:00:00AM FILED/CERT

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 23rd day of May 1975

ATTEST:

MARTIN & SONS, INC.

By *Lenord L. Martin*  
LENORD L. MARTIN President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
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 23rd day of May

ROBERT O. DRIGGERS

Notary Public

My Commission Expires May 3, 1978