

This instrument was prepared by

(Name).....

(Address).....

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,

That in consideration of Three Thousand two hundred and no/100 DOLLARS

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

James J. Martin and Marjorie E. Martin

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

Charley E. Dunaway and wife, Lillie Mae B. Dunaway

(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 No. 38 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:
Commence at the intersection of the southerly right of way line of 3rd Avenue West and the westerly right of way line of Cotten Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southeasterly along said right of way line of Cotten Street for 105.00 feet to the point of beginning; thence continue southeasterly along said right of way line of Cotten Street for 105.00 feet; thence 89 deg. 50 min. 30 sec. right and run southwesterly for 156.60 feet; thence 90 deg. 12 min. 31 sec. right and run northwesterly for 105.00 feet; thence 89 deg. 47 min. 29 sec. right and run northeasterly for 156.51 feet to the point of beginning.

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Shelby Cnty Judge of Probate, AL
06/26/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 26 PM 2:58
Wesley 3⁵⁰
Cory M. Stouffer
JUDGE OF PROBATE

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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 am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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(s) and seal(s), this 26th day of April, 1969.

WITNESS:

(Seal) James J. Martin (Seal)
(Seal) Marjorie E. Martin (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Dean C. Burt, a Notary Public in and for said County, in said State, hereby certify that James J. Martin and Marjorie E. 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 26th day of April, A. D., 1969.

Dean C. Burt
Notary Public.
My Commission Expires Oct. 2, 1969