

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 ONE DOLLAR AND LOVE AND AFFECTION ~~DOLLARS~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Calvin C. Martin and wife, Mary Jo Martin

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

Calvin C. Martin, Jr. and wife, Sandra L. Martin

(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 SW corner of the SW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, thence northerly and along the West line of said for a distance of 404.84 feet to the point of beginning of the property described herein; thence continue along the last named course and along said West line a distance of 327.30 feet; thence turn an angle to the right of 55 deg. 52' in a northeasterly direction for a distance of 370.68 feet; thence turn an angle to the right of 121 deg. 22' in a southerly direction for a distance of 491.36 feet to a point on the northerly right of way line of a public road; thence turn an angle to the right of 85 deg. 06' in a southwesterly direction, and along said right of way line, for a distance of 332.34 feet to the point of beginning.

This property is to be used only for residential dwelling and must contain a minimum of 1500 square feet of finished floor space.

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Shelby Cnty Judge of Probate, AL
07/07/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THE
INSTRUMENT WAS
FILED
1975 JUL -7 AM 11:26
Conrad H. Harris
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 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 1 day of May, 1974

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Calvin C. Martin (Seal)
Mary Jo Martin (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Calvin C. Martin and wife, Mary Jo 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 1 day of May, A. D., 1974

Oscar Harris
Notary Public.