

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one & no/100 (\$1.00)----- DOLLARS

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

Edward P. Jones & wife, Ruby A. Jones

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

Roy L. Martin & wife, Charlotte J. 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:

A parcel of land described by metes and bounds as follows: Commencing at the SW corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, run eastward along the southern line of said quarter-quarter section 311.97 feet, more or less to a point in the southeasterly line of Shelby County Road #17; thence continuing along the southern line of said quarter-quarter section 909.59 feet; thence turn an angle to the left of 90 deg. 45 min. 51 $\frac{1}{4}$ " and run northward parallel with the east line of said quarter-quarter section 73.82 feet to the point of beginning of the parcel herein described; thence turn an angle to the left of 37 deg. 08 min. and run northwestward 508.89 feet, more or less, to the southeastern line of said Shelby County Road #17; thence turn an angle of 90 deg. 00 min. to the right and run along the southeastern line of said road a distance of 100 feet; thence turn an angle of 2 deg. 17 min. to the right and continue along the southeastern line of said road a distance of 277.85 feet to a point which is 100.0 feet west of the east line of said quarter-quarter section; thence turn an angle of 124 deg. 51 min. to the right and run south, parallel with the east line of said quarter-quarter section, a distance of 625.78 feet to the point of beginning, containing 2.216 acres, more or less. Minerals and mining rights which are outstanding and not owned by the grantor herein are excepted from this conveyance.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.



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Shelby Cnty Judge of Probate, AL
07/16/1975 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 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 14th day of July, 1975

WITNESS:

(Seal)

(Seal)

(Seal)

Edward P. Jones (Seal)

Ruby A. Jones (Seal)

(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 Edward P. Jones & wife, Ruby A. Jones 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 14th day of July, A. D., 1975

Donald R. Muehlberg Notary Public.