

This instrument was prepared by
(Name) First Real Estate Corporation of Alabama
(Address) P. O. Box 371, Pelham, Alabama 35124

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,

Roy L. Martin & wife, Charlotte J. Martin
(herein referred to as grantors) do grant, bargain, sell and convey unto
Edward P. Jones & wife, Ruby A. Jones

(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 situated in the Northeast ¼ of the Northwest ¼ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northeast ¼ of the Northwest ¼ of Section 18; thence run in an Easterly direction along the South line of said ¼-¼ Section, 409.08 feet to a point; thence an angle left of 68 degrees 37 minutes and run in a Northeasterly direction, 151.52 feet to a point; thence an angle right of 74 degrees 44 minutes and run in a Northeasterly direction 41.31 feet to the Point of Beginning on the East line of Fungo Hollow Road (Co. Road No. 35); thence continue in direction of last described course, 216.63 feet; thence an angle left of 69 degrees 02 minutes and run in a Northeasterly direction, 135.42 feet to a point; thence an angle left of 91 degrees 21 minutes 35 seconds and run in a Northwesterly direction, 202.28 feet to a point on the East line of Fungo Hollow Road; thence an angle left of 85 degrees 38 minutes 25 seconds and run Southwesterly along said East line, 8.75 feet to a point; thence an angle left of 1 degree 06 minutes and continue Southwesterly along said East line 99.62 feet; thence an angle left of 4 degrees 01 minute and continue Southwesterly along said East line 99.90 feet to the Point of Beginning. Parcel contains 0.807 acres.

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) Roy L. Martin (Seal)
(Seal) Charlotte J. Martin (Seal)
(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 Roy L. Martin & wife, Charlotte J. 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 14th day of July, A. D., 1975

Donald Ray Musher
(Notary Public)

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FILED JUL 16 AM 9:00
SHELBY COUNTY, ALABAMA
RECEIVED
JUL 16 1975
JUDGE OF PROBATE
C. J. M. J. S. V.