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Shelby Cnty Judge of Probate, AL  
07/31/1975 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.  
620 No. 25 St.  
Bham, Ala.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Thirty-six Thousand, Five Hundred and No/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Roy L. Martin and wife, Charlotte J. Martin,

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

Roy W. Connell and Patricia W. Connell

(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 north-westward 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 grantors herein are excepted from the conveyance.

SUBJECT TO: (1) Current taxes; (2) Rights claimed by Shelby County under the public road right of way deed recorded in Deed Book 135, Page 369; (3) Transmission line permit to Alabama Power Co. in Deed Book 130, Page 228; (4) Title to all minerals underlying captionlands with mining rights and privileges belonging thereto, recorded in Deed Book 6, Page 80;

\$29,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~X~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 hands and seal S, this 29th day of July, 1975.

WITNESS:

Roy L. Martin  
Charlotte J. Martin  
Charlotte J. Martin

State of ALABAMA  
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, Roy L. Martin and wife, Charlotte J. Martin, hereby certify that whose name S are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State, known to me, acknowledged before they executed the same voluntarily

Given under my hand and official seal this 29th day of July, A.D. 1975.