

This instrument was prepared by

Robert O. Driggers, Attorney

(Name)

(Address)

2824 Linden Avenue, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

183

That in consideration of Forty Two Thousand Five Hundred and No/100-----

See Mtg 350 - 694

to the undersigned grantor, MARTIN & SONS, INC., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

THOMAS B. HOPWOOD and LETHA JANE HOPWOOD

(herein referred to as GRANTEEES) 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 part of the Southeast quarter of the Southeast quarter of Section
15, Township 21, Range 3 West, described as follows: Commence at
the Northwest corner of said quarter-quarter Section and run thence
in a Southerly direction along the Western boundary thereof a dis-
tance of 1300.77 feet (measures 1311.73 feet), more or less to a
point where the Western boundary of said quarter-quarter Section is
intersected by the Northern right of way boundary of Shelby County
Highway No. 12 for point of beginning of the land herein conveyed;
thence run Northerly along the Western boundary of said quarter-quarter
section a distance of 119.45 feet (measures 119.73 feet), more or
less, to the Southwest corner of the Bill Davenport and June Davenport
lot; thence turn to the right angle 91 degrees 33 minutes (measures
91 degrees 30 minutes 30 seconds) and run Easterly along the Southern
boundary of the Davenport lot a distance of 190.88 feet to a point;
thence turn to the right an angle of 88 degrees 22 minutes (measures
88 degrees 29 minutes 30 seconds) and run Southerly a distance of
119.45 feet (measures 119.73 feet) to a point on the Northern right
of way line of Shelby County Highway No. 12 and run thence Westerly
along the Northern Boundary of said Shelby County Highway No. 12 a
distance of 190.88 feet to the point of beginning.

This conveyance is subject to taxes for 1976 and thereafter and
Restrictions in deed recorded in Volume 234, Page 818, in the Probate
Office of Shelby County, Alabama.

\$16,500.00 of the consideration recited above was paid from the proceeds of
a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, LENORD L. MARTIN
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of December 1975

MARTIN & SONS, INC.

By Lenord L. Martin
LENORD L. MARTIN President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that LENORD L. MARTIN

whose name as President of MARTIN & SONS, INC.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 3rd day of December

1975.

19751205000068150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/05/1975 12:00:00AM FILED/CERT

My Commission Expires May 8, 1978