

This instrument was prepared by

(Name) Carol Kinnebrew

(Address) Annel Building, Helena, Alabama 35080

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 Ten and No/100 (\$10.00) Dollars and other good and valuable considerations

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

Charles Kenneth Connell and wife, Phillis D. Connell
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leonard 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:

That certain parcel of land described as beginning at the Southwest corner of what was formerly known as the L.C. Collum land, which said corner is the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 20, Range 2 West; run thence in a Northerly direction along the West boundary of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 210 feet; run thence in an Easterly direction parallel with the South boundary of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 210 feet, more or less, to the center of Hog Pen Creek; run thence down said Creek with its meander in a Southerly direction to the South boundary line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; run thence in a Westerly direction along the South boundary of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 18, a distance of 210 feet, more or less, to the point of beginning.

19751219000072030 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 DEC 19 AM 10:27
W. H. Woodruff
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 day of , 19.

WITNESS:

W. H. Woodruff, Jr. (Seal)

Charles Kenneth Connell (Seal)
Charles Kenneth Connell

(Seal)

Phyllis D. Connell (Seal)
Phyllis D. Connell

Florida

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Kenneth Connell and wife, Phyllis D. Connell 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of September A. D. 1975

Notary Public, State of Florida at Large
My commission expires Jan. 1, 1977

Maurice R. Ridd
Notary Public.