

This instrument was prepared by

(Name) RICHARD W. BELL, Attorney at Law

2339

(Address) P. O. Box 427, Pelham, Alabama 35124

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-six thousand nine hundred and no/100 (\$46,900.00) dollars-----

to the undersigned grantor, ROY MARTIN CONSTRUCTION, 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

Charles E. Walker and wife, Margaret C. Walker,

(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:

Lot 31, according to Survey of Valley Forge, as recorded in Map Book 6, Page 60,
in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1976 and subsequent years.
2. Restrictive covenants and conditions filed for record on September 23, 1975, in Misc. Book 12, Page 756.
3. 35-foot building set back line from Lexington Circle.
4. 7.5 foot utility easement across Northeast and East sides of said lot as shown on recorded map of said subdivision.
5. Permit to South Central Bell Telephone Company dated July 10, 1975, and recorded in Deed Book 294, on Page 582, in Probate Office.
6. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
7. No liability is assumed for possible unfilled mechanics' and material-men's liens.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 12 AM 8:39
JUDGE OF PROBATE



19760212000010670 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/12/1976 12:00:00 AM FILED/CERT

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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 contingent 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 encumbrances, unless otherwise noted above, 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, Roy L. Martin,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of February 19 76

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Charlotte J. Martin
Secretary

By Roy L. Martin
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
State, hereby certify that Roy L. Martin,
whose name as President of ROY MARTIN CONSTRUCTION, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the

6th day of

February

19 76

Richard W. Bell
Notary Public