

This instrument was prepared by

St. Stone, Patton & Kermo, Bessemer, Alabama

(Name)

3685

(Address)

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Thousand and no/100 (\$40,000.00) ----- DOLLARS

to the undersigned grantor, Roy Martin Construction, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

F. Craig Mitchell and Anne W. Mitchell

(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 plot of land situated in the West Half of the SW $\frac{1}{4}$ of Section 3, Township
22 South, Range 3 West, containing 20.943 acres, more particularly described
as follows: Begin at the Northeast corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said
Section 3, and proceed Westward along the North side of said quarter-quarter
section 456.18 feet to point of beginning; thence at an azimuth of 353
degrees 24 minutes 110.30 feet; thence at an azimuth of 345 degrees 38
minutes 215.9 feet; thence at an azimuth of 4 degrees 41 minutes 190.0
feet; thence at an azimuth of 89 degrees 47.5 minutes 495.30 feet to an
iron on a fence running South which is the accepted East boundary of this
property; thence South along this fence 1858.2 feet to intersection with
another fence forming the accepted south boundary of this property, and
is approximately along the South side of this section; thence Westward
along this fence 470.3 feet to an iron on creek bank; thence follow this
fence Westward about 17.0 feet to center of creek; thence follow the center-
line of this creek northward about 673.0 feet to a point about 50.0 feet
Southwest of an iron marker on East bank of Creek; thence 50.0 feet North-
east to this marker; thence at an azimuth of 18 degrees 24 minutes 274.75
feet; thence at an azimuth of 353 degrees 24 minutes 430.25 feet to point
of beginning.

All of the above recited consideration was furnished to grantees through
a mortgage loan from First Federal Savings and Loan Association of Bessemer,
closed simultaneously with the delivery of this deed.



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Shelby Cnty Judge of Probate, AL
03/31/1976 01:00:00 AM 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEES, 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 29th day of March 19 76.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
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,

Given under my hand and official seal, this the 29th day of March

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Notary Public