

This instrument was prepared by

(Name)

Robert O. Driggers, Attorney

(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,

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

See Mtg 356-462

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

HOWARD L. RICHEY and SANDRA S. RICHEY

(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 6, Block 2, Sector 3, Fall Acres Subdivision, situated in
and being a part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, Township 21 South,
Range 3 West, as recorded in Map Book 5, Page 79, in the Probate
Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1976 and thereafter.
2. Building set back line from 6th Court S.W. and 13th Street,
S.W., as shown on recorded map.
3. Restrictive covenants as shown on map of subdivision recorded
in Map Book 5, Page 79, and restrictions shown on deed recorded
in Deed Book 294, Page 47, in said Probate Office.
4. Right of way to Shelby County, recorded in Deed Book 72, Page
538; Deed Book 76, Page 324 and Deed Book 234, Page 767 in
said Probate Office.
5. Transmission line permits to Alabama Power Company recorded in
Deed Book 171, Page 36 and Deed Book 207, Page 656 in said
Probate Office.

\$39,150.00 of the consideration recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
07/22/1976 12:00:00AM FILED/CERT

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 21st day of July 19 76.
MARTIN & SONS, INC.

By *Lenord L. Martin*
LENORD L. MARTIN President

Secretary

BOOK 300 PAGE 23

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 21st day of July 19 76.
MARTIN & SONS, INC.

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 21st day of July 19 76.

Robert O. Driggers
Notary Public