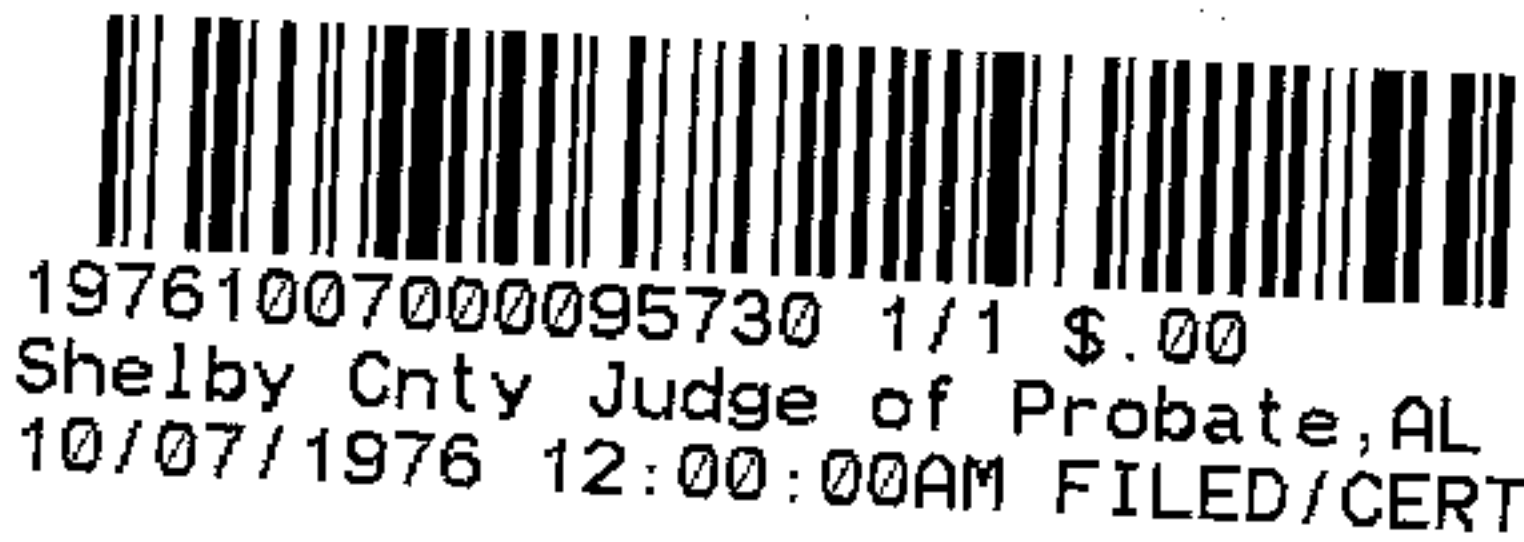


This instrument was prepared by



(Name) Roy Martin

(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 Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty-Three Thousand Six Hundred and No/100 (\$53,600.00) Dollars

See Mtg 358 - 491

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

Paul J. L. Schatz, Jr. and wife, Sandi Schatz

(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

A parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeasterly corner of Lot 2 of HUNTER'S GLEN, as recorded in Map Book 6, Page 49, in the Office of the Probate Judge in Shelby County, Alabama; thence in a Southwesterly direction, along the Southeasterly line of said Lot 2, a distance of 176.65 feet; thence 55 deg. 33 minutes 27 seconds left, in a Southwesterly direction a distance of 176.0 feet to the Northeasterly right of way line of Shelby County Highway 72; thence 103 deg. 31 minutes 32 seconds left, measured to tangent of a curve to the right, said curve having a radius of 994.98 feet and a central angle of 7 deg. 19 minutes 29 seconds; thence along arc of said curve, being said right of way, in a Southeasterly direction, a distance of 126.33 feet to the beginning of a curve to the right, said curve having a radius of 25.0 feet and a central angle of 83 deg. 36 min. 16 sec.; thence along arc of said curve, in a Northeasterly direction a distance of 36.48 feet to end of said curve; thence continue in a Northeasterly direction, along the Northwestern right of way line of Hunter's Trace, a distance of 185.78 feet to the beginning of a curve to the left, said curve having a radius of 558.49 feet and a central angle of 4 deg. 30 minutes 50 seconds; thence along arc of said curve a distance of 44.0 feet to the point of beginning.

SUBJECT TO: Ad valorem taxes for current year, 1976.
Any restrictions and/or easements of record.

\$39,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

WITNESS WHEREOF, the said GRANTOR, by its President, Roy Martin L. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of October 19 76

Roy Martin Construction, Inc.

By Roy 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 Roy Martin L. 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 6th day of October

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Notary Public