

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama } 753
SHELBY COUNTY } Know All Men By These Presents,

That in consideration of Forty Six Thousand and no/100----- DOLLARS

See Mtg 359-163

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Roy L. Martin and wife, Charlotte Martin and, Donald R. Murphy and wife, Martha Ann Murphy
(herein referred to as grantors) do grant, bargain, sell and convey unto
Larry E. Darden and Jane B. Darden

(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:

Lot 1, in Block 3, according to Map of Fall Acres Subdivision, Third Sector, situated in the SE¼ of the NE¼ of Section 3, Township 21 South, Range 3 West, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for record in Map Book 5, Page 79, and in Deed Book 288, Page 812, in Probate Office of Shelby County, Alabama; (3) 35-foot building set back line from 6th Court S. W. and 14th Street; (4) Right of way to Shelby County, recorded in Deed Book 72, Page 538, and in Deed Book 234, Page 767, in Probate Office; (5) Transmission line permits to Alabama Power Company recorded in Deed Book 171, Page 36, and in Deed Book 207, Page 656, in Probate Office.

19761026000102760 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/26/1976 12:00:00AM FILED/CERT

301 PAGE 706
BOOK

41,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 OCT 26 AM 10:10
Deed Bk 1300
Donat M. Darden
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 K(we) do, for ~~XXXX~~ (ourselves) and for ~~XXX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that K(we) have a good right to sell and convey the same as aforesaid; that K(we) will and ~~XX~~ (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 and seal S, this 21st day of October, 19 76.

WITNESS:
Brenda R Alexander

Roy L. Martin
Charlotte Martin
Donald R. Murphy
Martha Ann Murphy

State of ALABAMA }
SHELBY COUNTY }

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin and wife, Charlotte Martin and, Donald R. Murphy and wife, Martha Ann Murphy whose name 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October A. D., 19 76

Shirley L. Lemley
Notary Public