

This instrument was prepared by

This instrument was prepared by

(Name)

RICHARD PATRICK CARMODY,

LANGE, SIMPSON, ROBINSON & SOMERVILLE

(Address)

1700 First Alabama Bank Building

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

Sixty-four Thousand Five Hundred Dollars (\$64,500.00)

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

Charles Terry Horton and wife, Anna M. Horton,

(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:

Lot 2, in Block 10, according to Survey of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Pages 135-136, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 1977 taxes are a lien but not yet due and payable until October 1, 1977.
2. Restrictive covenants and conditions filed for record on June 21, 1973, in Misc. Book 5, Page 86, in the Office of the Judge of Probate, Shelby County, Alabama.
3. Utility easements as shown on recorded map of said subdivision.
4. Title to minerals underlying caption lands, with mining rights and privileges belonging thereto.
5. Permit to South Central Bell dated April 11, 1973, and recorded in Deed Book 279, Page 817, and permit to Alabama Power Company recorded in Deed Book 231, Page 497, and in Deed Book 283, Page 208, in said Probate Office.
6. Restrictive covenants as to underground cables, dated July 16, 1973, and recorded in Misc. Book 5, Page 625, and agreement with Alabama Power Company dated July 15, 1973, and recorded in Misc. Book 5, Page 626, in said Probate Office.

\$51,600.00 of the above purchase price 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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy Martin, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of October, 1976.

ATTEST:

Charlotte J. Martin  
Secretary

By Roy L. Martin  
President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned Roy Martin, a Notary Public in and for said County in said State, hereby certify that Roy 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 October,

Richard Patrick Carmody  
Notary Public

Notary Public, Alabama State of Large  
My Commission Expires September 29, 1977  
Bonded by Home Indemnity Co. of



19761102000105280 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
11/02/1976 12:00:00AM FILED/CERT

BOOK 301 PAGE 826

1976 NOV - 2 PM 4:45  
JUDGE OF PROBATE  
STATE OF ALABAMA SHELBY CO.  
INSTRUMENT WAS FILED