

This instrument was prepared by

(Name) Carol Kinnebrew

(Address) 1920 Valleydale Road - Birmingham, Ala.

8340

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

500.00

That in consideration of One Dollar and other good and valuable considerations

to the undersigned grantor, Martin & Sons, 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

Bill Davenport, and wife, June M. Davenport
(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 to wit:

Part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

from the northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run in a southerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 755.79 feet, thence turn an angle to the left of 90° and run in an easterly direction for a distance of 27.13 feet, more or less, to a point on the west right-of-way line of Shelby County Road #264 to the point of beginning, thence turn an angle to the right of 180° and run in a westerly direction for a distance of 27.13 feet, more or less to a point on the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence turn an angle to the right 90° and run in a northerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 355.57 feet, thence turn an angle to the right of 91°-55' and run in an easterly direction for a distance of 198.00 feet, more or less, to a point on the west right-of-way line of Shelby County Road #264, thence turn an angle to the right and run in a southwesterly direction along said west right-of-way line for a distance of 388 feet, more or less to the point of beginning, containing 0.9 acres, more or less.



19770506000043590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/06/1977 12:00:00AM FILED/CERT

SHELBY CO. ALA.
CERTIFY THIS
INSTRUMENT WAS FILED

Ad. J. P. 50
17 MAY -6 AM 9:28

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 150
Ind 100
\$ 3.00

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,

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, Lenard L. Martin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of May 19 77
MARTIN & SONS, INC.

ATTEST:

Secretary

By Lenard L. Martin President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Carol S. Kinnebrew a Notary Public in and for said County in said
State, hereby certify that Lenard L. Martin
whose name as President of Martin & Sons
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 5th day of May 19 77

Carol S. Kinnebrew
Notary Public

Bill Davenport
e [initials]