

This instrument was prepared by

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

11107

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTEEN THOUSAND TWO HUNDRED AND NO/100 (\$17,200.00) and the assumption of the hereinafter described mortgage DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged. we.

Larry Martin and wife, Pellie D. Martin
(herein referred to as grantors) do grant, bargain, sell and convey unto

Philip Gerald Colter and wife, Linda Colter
(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 4, according to the survey of Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantee agrees to assume and pay the unpaid balance of that certain mortgage to Colonial Mortgage Company as recorded in Mortgage Book 338, Page 131; and transferred and assigned to Federal National Mortgage Association by instrument recorded in Misc. Book 7, Page 809.

BOOK 306 PAGE 708

19770719000073420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/19/1977 12:00:00AM FILED/CERT

STATE OF ALA SHELBY CO.
JUL 19 1977

1977 JUL 19 AM 9:37

Deed Tax 17.50
Fees 1.50
JUDGE OF PROBATE 1.00
Incl. 20.00

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s), this 12th day of 12th JULY, 1977.

WITNESS:

Ken Wester (Seal)
C. J. Burch (Seal)
Pellie D. Martin (Seal)

Larry Martin (Seal)
Pellie D. Martin (Seal)
Pellie D. Martin (Seal)

STATE OF FLORIDA
DUVAL COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Martin and wife, Pellie D. Martin whose names 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 12th day of JULY, A. D., 1977

C. J. Burch
Notary Public, State of Florida at Large
My Commission Expires Nov. 20, 1979