

This instrument was prepared by

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(Address) 2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-7 Rev. 3-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Seven Thousand and No/100-----Dollars

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

BERNARD N. TERRANOVA and ELLEN A. TERRANOVA

(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 2, in Block 2, according to Survey of Indian Valley,
Fourth Sector, as recorded in Map Book 5, Page 99, in the
Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1978 and subsequent years.
2. 35 foot building set back line from Indian Valley Road.
3. 30 foot drainage easement across said lot as shown on recorded
map of said subdivision.
4. Restrictive covenants and conditions filed for record in Misc.
Book 1, Page 207.
5. Easements to Alabama Power Company recorded in Deed Book
102, Page 55, and permit to Alabama Power Company and Southern Bell
Telephone and Telegraph Co. recorded in Deed Book 275, Page 226, in
Probate Office.

\$51,300.00 of the consideration recited above was paid from the
proceeds of a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
10/13/1977 12:00:00AM FILED/CERT

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 con-
tingent 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 encum-
brances, 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, LENORD L. MARTIN
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10 day of October 19 77.

ATTEST:

MARTIN & SONS, INC.

By Lenord L. Martin
LENORD L. MARTIN President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The undersigned Lenord L. Martin a Notary Public in and for said County in said
State, hereby certify that Lenord L. Martin
whose name as President of Martin & Sons, 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 10 day of October

ROBERT O. DRIGGERS

ATTORNEY AT LAW

P. O. B. 3

My Commission Expires May 8, 1978