

This instrument was prepared by

3607

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor, MARTIN & SONS, INC., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

HOYLE S. BROOME, JR. and ELLEN M. BROOME

(herein referred to as GRANTEEES) 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 15, according to Map of Deerwood - Lake, as recorded in Map Book
6, Page 30, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1978 and subsequent years.
2. Restrictive covenants and conditions filed for record in Misc. Book 9, Page 432.
3. Utility easements as shown on map of said subdivision.
4. Title to one-half interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, recorded in Deed Book 199, Page 523, in Probate Office.
5. Restrictions as shown on map of said subdivision.
6. Transmission line permit to Alabama Power Co. and Southern Bell Telephone and Telegraph Co. recorded in Deed Book 292, Page 353.
7. Permit to South Central Bell Telephone Co. recorded in Deed Book 299, Page 702.

BOOK 308 PAGE 555

\$52,200.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

19771025000114380 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/25/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 19 day of October 19 77.

ATTEST: MARTIN & SONS, INC.
By Lenord L. Martin
LENORD L. MARTIN, President

STATE OF ALABAMA
COUNTY OF JEFFERSON
1977 OCT 25 AM 9:51
Deed tax - 6.00
Rec. - 1.50
1.00
8.50

See mtg 370-787

I, the undersigned Lenord L. Martin a Notary Public in and for said County in said State, hereby certify that
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 19 day of October 19 77.

Barnett, Dingle & Noble
2026

Robert O. Driggers
Notary Public