

(Name) Robert O. Driggers, Attorney 7873

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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 Ninety Two Thousand Nine Hundred 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

MICHAEL FORREST ALEXANDER and PATRICIA DIANNE ALEXANDER

(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 1, Block 3, according to the Plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Pages 135-136, 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 recorded in Misc. Book 5, Page 86, and in Misc. Book 5, Page 268.
3. Utility easements as shown on recorded map of said subdivision.
4. Permit to South Central Bell recorded in Deed Book 279, Page 817, and permit to Alabama Power Company recorded in Deed Book 281, Page 497, and in Deed Book 283, Page 208, in Probate Office.
5. Restrictive covenants as to underground cables recorded in Misc. Book 5, Page 625, and agreement with Alabama Power Company recorded in Misc. Book 5, Page 626, in said Probate Office.
6. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

BOOK 310 PAGE 541

\$83,600.00 of the consideration recited above was paid from the proceeds of 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, LENORD L. MARTIN who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of February 19 78 MARTIN & SONS, INC.

ATTEST:

Deed 9.50
Rec. 1.50
Dul. 1.00
12.00

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS SIGNED BY LENORD L. MARTIN, President

STATE OF ALABAMA COUNTY OF JEFFERSON

Accty. 374 -

1978 FEB 20 AM 9:26

Thomas A. Snowden, Jr. JUDGE OF PROBATE

I, the undersigned 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 15 day of February 1978.

Robert O. Driggers Notary Public

Robert O. Driggers