

This instrument was prepared by

9496

(Name) Robert D. Ritch, Attorney at Law

(Address) 2266 Locke Circle, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and no/100 - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas K. Roberts and wife, Patricia J. Roberts
(herein referred to as grantors) do grant, bargain, sell and convey unto
James R. Martin and wife, Betty P. Martin

(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 No. 4 of Walters Cove, Third Sector, as recorded in Map Book 5, Page 71,
in the office of the Probate Judge of Shelby County, Alabama;
LESS AND EXCEPT a strip of a uniform width of 10 feet along the Easterly side
of said Lot 4.

Subject to:

1. Taxes for the year 1978 and subsequent years.
2. Restrictions recorded in Book 248, Page 750, in said Probate Office except that James L. Ray, Jr., or his heirs is substituted for Emmett Cloud or Cloud Realty.
3. Covenants and Conditions on Map recorded in Map Book 5, Page 71, of said Probate Office.
4. Permit to Alabama Power Company recorded in Deed Book 52, Page 98, of said Probate Office.
5. Flood rights of Alabama Power Company, if any.

There is also conveyed the right to use the common boat launch facility which is adjacent to this land.

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 29 day of March, 19 78

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 MAR 30 PM 3:35

Judge of Probate

Thomas K. Roberts

Patricia J. Roberts

STATE OF ALABAMA
Jefferson

COUNTY

Deed 4.00
Rec. 1.50
Indut 1.00
6.50

General Acknowledgment

I, Robert D. Ritch, a Notary Public in and for said County, in said State, hereby certify that Thomas K. Roberts and Patricia J. Roberts 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 29th day of March, 1978

My Commission Expires June 7, 1978

Notary Public