

743



19780606000070810 1/3 \$.00
Shelby Cnty Judge of Probate, AL
06/06/1978 12:00:00AM FILED/CERT

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, 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 Fourteen Thousand Five Hundred and No/100 (\$14,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joyce Martin, a widow; John C. Martin and wife, Deborah Lynn Martin; Gary E. Martin, an unmarried man; Joey Wayne Martin, a minor, by his Guardian, Joyce Martin, and Joyce Martin, as Administratrix of the Estate of John E. Martin, Deceased

(herein referred to as grantors) do grant, bargain, sell and convey unto

Sidney Vick and wife, Joan Vick

(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:

Commence at the SW corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 4, Township 24 North, Range 12 East, Shelby County, Alabama; thence run South 86 deg. 05 min. West a distance of 44.73 feet to the Southeast right of way of Highway #25; thence run North 50 deg. 07 min. East 127.53 feet along said right of way; thence run North 50 deg. 58 min. East along said right of way a distance of 71.14 feet; thence run South 39 deg. 02 min. East along said right of way a distance of 15.0 feet; thence run North 50 deg. 58 min. East along said right of way a distance of 82.0 feet to Wilson Creek; thence continue North 50 deg. 58 min. East along said right of way a distance of 118.0 feet; thence run North 39 deg. 02 min. West along said right of way a distance of 15.0 feet; thence run North 50 deg. 58 min. East along said right of way a distance of 399.35 feet; thence run North 50 deg. 19 min. East along said right of way a distance of 341.33 feet for a point of beginning; thence run South 34 deg. 12 min. East a distance of 210.72 feet; thence run South 15 deg. 19 min. East a distance of 160.95 feet; thence run North 81 deg. 57 min. East a distance of 187.87 feet to paved County Highway #73; thence run North along said Highway boundary 240.0 feet; thence run North 55 deg. 32 min. West 286.2 feet to a point on the SE boundary of Alabama Highway #25; thence run SW with said Highway boundary 171.0 feet to the point of beginning, containing two (2) acres, more or less. Property herein described is located in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 4, Township 24 North, Range 12 East, Shelby County, Alabama, according to survey of Roy H. Moore, Registered Land Surveyor, dated April 18, 1978.

Subject to easements and rights of way of record.

The execution of this deed conveying the undivided interest of Joey Wayne Martin, a minor, in and to the above described property has been authorized by a judgment rendered by the Circuit Court of Shelby County, Alabama, in the case of John E. Martin, et als, vs. Lowell Bonds, being (continued on back)

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 25th day of May, 1978

Joey Wayne Martin, a minor by his Guardian

JOYCE MARTIN (Seal)
JOYCE MARTIN (Seal)

GARY E. MARTIN (Seal)
JOYCE MARTIN (Seal)

JOYCE MARTIN, as Administratrix of the Estate of John E. Martin, Deceased (Seal)

JOYCE MARTIN (Seal)
JOHN C. MARTIN (Seal)
DEBORAH LYNN MARTIN (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce Martin, a widow, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, A. D., 1978.

Sidney Vick
P.O. Box 525
Montevallo, AL 35051

Notary Public.
(continued on attached sheet)

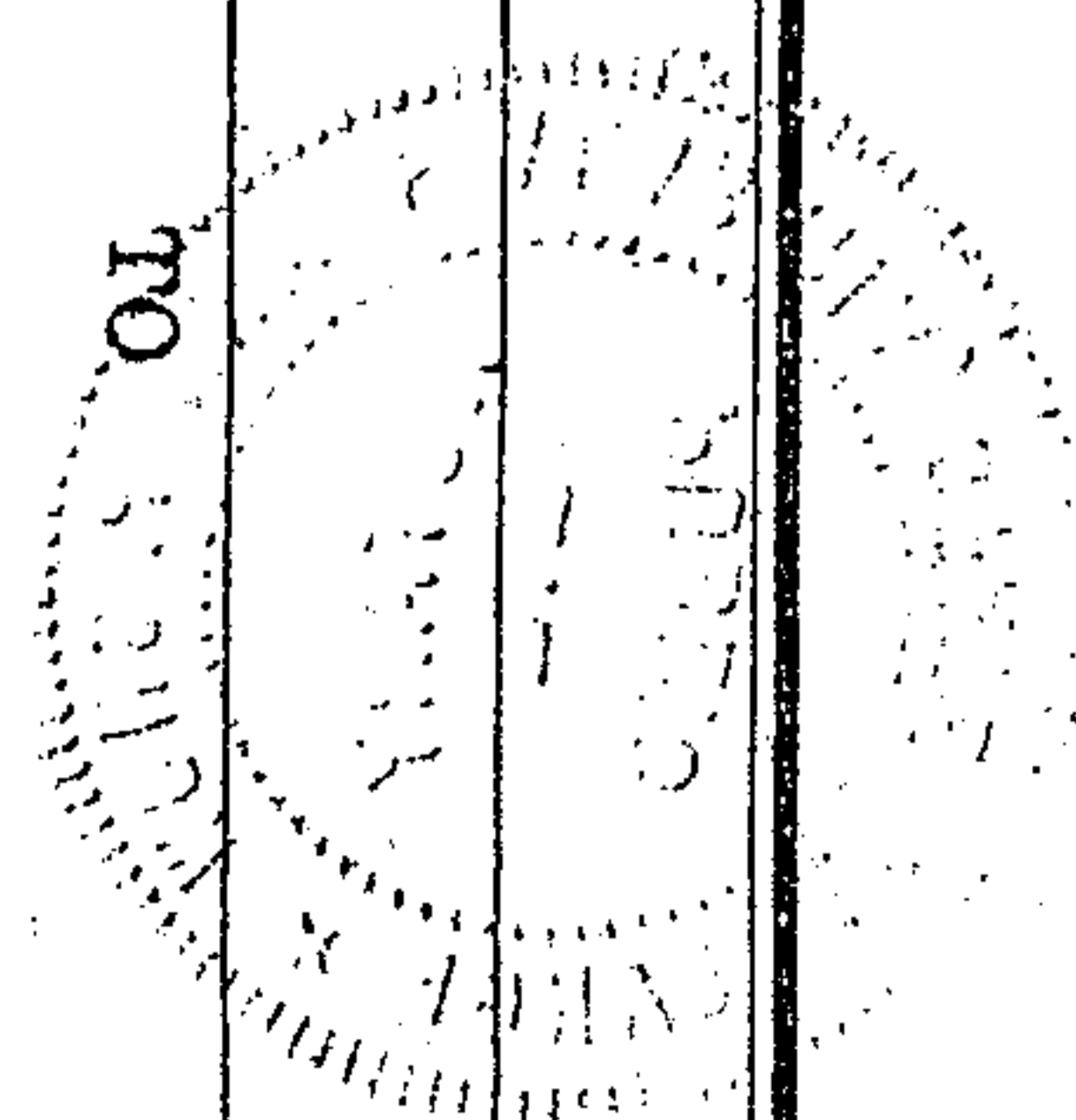
Case No. CV-77-135, on the 22nd day of May, 1978, said Joey Wayne Martin, by his Guardian, Joyce Martin, having been authorized and directed by said Court as a part of said judgment to execute a deed conveying the interests of said Joey Wayne Martin in and to the above described lands to the grantees herein.

BOOK 312 PAGE 740



19780606000070810 2/3 \$.00
Shelby Cnty Judge of Probate, AL
06/06/1978 12:00:00AM FILED/CERT

RETURN TO



WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Martin and wife, Deborah Lynn 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 25th day of May, 1978.

Ann P. Snow
Notary Public

STATE OF FLORIDA
COUNTY OF DADE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary E. Martin, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of May, 1978.

Notary Public, State of Florida at Large
My Commission Expires Dec. 14, 1981

Ann P. Snow
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce Martin, whose name as Guardian of Joey Wayne Martin, a minor, 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 she in her capacity as such Guardian executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 1978.

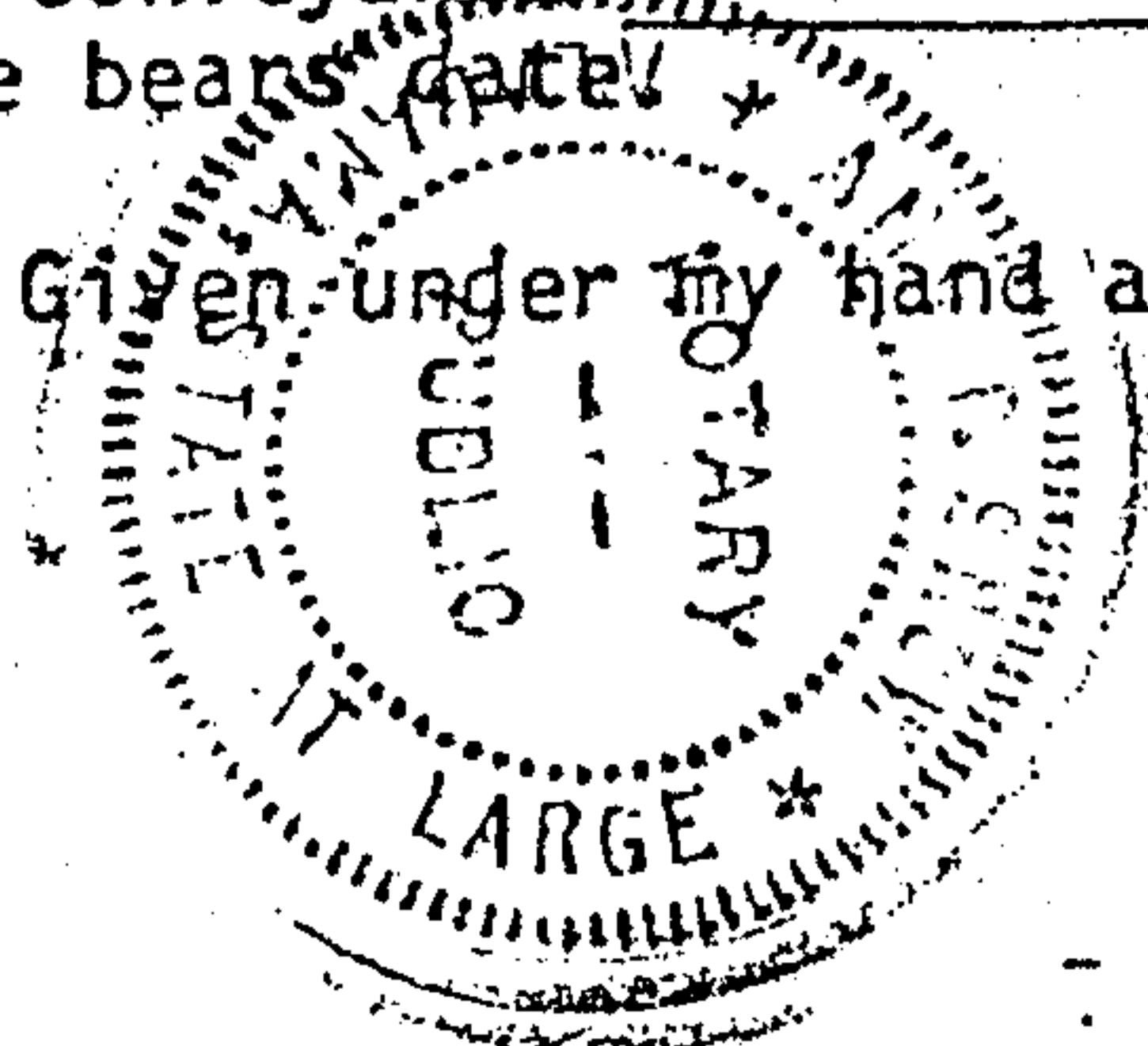
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1450
1978 JUN -6 AM 10:31 Dec 600
1.00

STATE OF ALABAMA
COUNTY OF SHELBY Judge of Probate 2150

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce Martin whose name as Administratrix of the Estate of John E. Martin, 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 she in her capacity as such Administratrix executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 1978.



Ann P. Snow
Notary Public