This instrument was prepared by

(Name) James C. Pino, Attorney at Law

(Address) P. O. Box 568, Pelham, Al. 35124

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

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

19790618000075620 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/18/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Nine Thousand Four Hundred and No/100 Dollars. ($79,400.00)

to the undersigned grantor, Roy Martin Construction, 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

William R. Hill, Jr. and wife, Cynthia A. Hill

(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.

Lot 6, according to the survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) All assessments and taxes for the year 1979 and all subsequent years, which said taxes for 1979 are a lien but are not due and payable until October 1, 1979. (2) Covenants, conditions and restrictions contained in instrument filed Jan. 5, 1979, recorded in Misc. Book 28 Page 859 in Probate Office of Shelby County, Alabama. (3) Public utility easements granted by recorded plat, including a 5 foot easement on the east, a 30 foot easement to Alabama Gas Corporation running through the northerly portion, and a 10 foot easement on the north. (4) Building setback line reserved of 50 feet on the South facing Quail Run Drive. (5) Transmission Line Permit to Alabama Power Company recorded in Deed Book 101 Page 523 in said Probate Office. (6) Agreement with River Oaks Development Company and Alabama Power Company recorded in Misc. Book 16 Page 829 in Probate Office. (7) Alabama Gas Corporation right of way as shown by Deed Book 206 Page 21 in Probate Office.

$70,400.00 of the consideration recited herein were derived from a Mortgage Loan executed simultaneously herewith.

BOOK 320 PAGE 161

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,

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, Roy L. Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of June 19 79

ATTEST:

Secretary

By Roy L. Martin
President

See Mtg. 392-810

79 JUN 18 AM 11:09

Deed Tax - 79.00
Rec 1.50
Srch 1.00
M 5.00

STATE OF ALABAMA
COUNTY OF SHELBY }

I, James C. Pino a Notary Public in and for said County in said State, hereby certify that Roy L. Martin whose name as President of Roy Martin Construction, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 15th day of June 6

JAMES C. PINO NOTARY PUBLIC

Notary Public

Form ALA-33

Return to: James C. Pino, Esq.