This instrument was prepared by

(Name) James J. Odom, Jr.

Odom, May & De Buys

(Address) 2154 Highland Avenue, Birmingham, AL

860

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of ($51,900.00) Fifty-one Thousand Nine Hundred and no/100----------DOLLARS

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

Warren Edwin Childree and Susan E. Childree

(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 8, according to the survey of Southern Hills, as recorded in Map Book 7, Page 72, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter. (2) Covenants, conditions and restrictions contained in the instrument filed for record in Misc. Book 25, page 684 in Probate Office. (3) Building setback line reserved of 35 feet on South side facing Southern Hills Drive. (4) Public utility easements granted by the recorded plat, including a 20 foot easement through approximate center of subject lot, 7.5 foot easement on the westerly side of lot, 30 foot easement on northerly side of lot and a 10 foot easement on northeasterly portion of subject lot. (5) Transmission Line Permits to Alabama Power Company recorded in Deed Book 103, page 171, Deed Book 202, page 46 and in Deed Book 220, page 40, all in Probate Office. (6) All minerals, mining and related rights previously reserved are excepted--title to minerals underlying caption lands with mining rights and privileges pertaining thereto as recorded in Deed Book 114, page 432 in Probate Office. (7) Easement granted to Alabama Power Company and South Central Bell Telephone Co. recorded in Deed Book 315, page 215 in Probate Office.

$51,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate,AL
08/22/1979 12:00:00AM FILED/CERT

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, except as stated 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, Roy L. Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of August 19 79.

ROY MARTIN CONSTRUCTION, INC.

ATTEST:

Secretary

By Roy L. Martin President

STATE OF ALABAMA
COUNTY OF JEFFERSON } 79 AUG 22 AM 9 00

I, the undersigned 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 20th day of August 1979

NOTARY PUBLIC

Notary Public

ODOM MAY & DeBUYS
ATTORNEYS AT LAW
P. O. BOX [redacted] - A
BIRMINGHAM, AL 35205