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This instrument was prepared by

(Name) R. A. Ferguson, Jr.

(Address) 331 Frank Nelson Bldg.
Birmingham, AL 35203

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

19791101000143260 1/2 $.00
Shelby Cnty Judge of Probate,AL
11/01/1979 12:00:00AM FILED/CERT

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

That in consideration of Sixty-Five Thousand Nine Hundred and No/100 ($65,900.00)

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

Scott W. Messmore and wife, Joan Messmore

(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 77, according to the map and survey of Portsouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

(1) Title to all minerals within and underlying the premises, together with all mining rights, privileges and immunities relating thereto as described in Deed Book 259, Page 171, and Deed Book 246, Page 97 in Probate Office.
(2) Right-of-way to Colonial Pipeline dated Nov. 9, 1962, recorded in Deed Book 223, Page 431.
(3) Public utility easements as shown by recorded plat, including a 10' Plantation Pipeline easement on the east and a 10' utility easement adjacent to and immediately east of said pipeline easement.
(4) Building setback reserved of 35 feet from front property line and 10' from any side property line as shown by restrictions recorded in Misc. Book 29, Page 557.
(5) Right-of-way and easement permit from Bennett Properties, Inc. to Alabama Power Company recorded in Deed Book 318, Page 11.
(6) Restrictions, covenants and conditions contained in instrument dated Feb. 19, 1979, recorded in Misc. Book 29, Page 557 and in Misc. Book 29, Page 406.
(7) Agreement for Underground Residential Distribution with Alabama Power Company dated August 23, 1978, recorded in Misc. Book 29, Page 400 in Probate Office.
(8) Restrictive covenants pertaining to said Underground Distribution line dated August 23, 1978, recorded in Misc. Book 29, Page 406 in Probate Office.
(9) Plantation Pipeline Agreement dated May 23, 1978, recorded in Misc. Book 26, Page 104 *

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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 Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of October 19 79

ATTEST:

Secretary

By Roy Martin
Roy Martin
President

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Roy Martin whose name as President of Roy Martin Construction, 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 25th day of October 19 79

Katherine L. Inman
Notary Public

Form ALA-33

*continued on back of Deed

LEACH, H DILLARD & FERGUSON

(9) continue and easement to Plantation ___ine recorded in Deed Book 1 ___ ___ge 59, in said probate office.

$50,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1979110100014326 0 2/2 $.00
Shelby Cnty Judge of Probate,AL
11/01/1979 12:00:00AM FILED/CERT

See mtg. 397-938

Deed Tax - 16.00
Rec. 30.00
Ind. 1.00
20.00

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS

1979 NOV -1 AM 10:35

JUDGE OF PROBATE

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Return to: Leach, Hampe, Dillard & Ferguson
Suite 207, Barbizon Bldg.
3100 Lorna Road
Birmingham, AL 35216

Roy Martin Construction Inc

TO

Scott W. Messmore and wife, Joan Messmore

# WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF SHELBY

JEFFERSON LAND TITLE SERVICES CO., INC.

Recording Fee $
Deed Tax $ $

This form furnished by

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