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This instrument was prepared by

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama 35205

1979111900015050 0 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/19/1979 12:00:00AM FILED/CERT

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Sixty-five Thousand 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

Robert L. Ebinger, Jr. and Karen L. Ebinger

(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 78, 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. Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) 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; (3) Right of way to Colonial Pipe Line recorded in Deed Book 223, Page 431; (4) Public utility easements as shown by recorded plat, including a 10 foot easement to Plantation Pipe Line on the East; (5) Building setback of 35 feet reserved from Portsouth Lane, as shown by plat; (6) Right of way and easement from Bennett Properties, Inc. to Alabama Power Company recorded in Deed Book 318, Page 11; (7) Restrictions, covenants and conditions contained in Misc. Book 29, Page 557 and Misc. Book 29, Page 406; (8) Agreement with reference to Underground restrictions with Alabama Power Co. recorded in Misc. Book 29, Page 400; (9) Plantation Pipeline Easement and agreement recorded in Deed Book 112, Page 320 and Misc. 26, Page 104.

BOOK 323 PAGE 334

$60,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, unless otherwise noted 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 16 day of Nov., 19 79

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary

By Roy L. Martin, President

79 NOV 19 AM 11:02

Deed tax .500
Rec. 1.50
Ind. 1.00
7.50

STATE OF ALABAMA
COUNTY OF JEFFERSON }

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, 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 16th day of November 19 79.

Notary Public