

This instrument was prepared by

(Name) William J. Wynn - Attorney at Law

(Address) 2163 Montgomery Highway, Pelham, Alabama 35124

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Shelby Cnty Judge of Probate, AL  
01/09/1980 00:00:00 FILED/CERTIFIED

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 Fifty two 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

KEITH E. NANCE AND WIFE, DIANNE M. NANCE

(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 6, 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 easements and restrictions of record.

Mineral and mining rights excepted.

\$52,000.00 of the above recited purchase price was paid from a mortgage loan closed  
simultaneously herewith.

BOOK 324 PAGE 193

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
FILED

1980 JAN -9 AM 8:13

JUDGE OF PROBATE

Reg. 1.50

Ind. 1.00

2.50

De mty. 399-730

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 con-  
tingent 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 encum-  
brances,

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 5th day of January 1980

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. 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 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 5th day of January

William J. Wynn  
Notary Public

W J Wynn  
2163 Montgomery Hwy