

This instrument was prepared by

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

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Shelby Cnty Judge of Probate, AL
06/03/1980 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, Four Hundred and No/100----Dollars

to the undersigned grantor, Roy Martin Const., 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

Billy C. Miller and Sandra K. Miller

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

SUBJECT TO: (1) Current taxes; (2) Covenants, conditions and restrictions
contained in the instrument filed for record in Misc. Book 25, Page 684;
(3) Building setback line reserved of 35 feet from Southern Hills Drive
as shown by recorded plat; (4) Public utility easements as shown by
recorded plat, including a 7.5 foot easement along the westerly side, a
30 foot easement along the northerly side of lot and a 20 foot easement
through the center of subject lot; (5) Transmission Line permits to
Alabama Power Company recorded in Deed Book 103, Page 171; Deed Book 220,
Page 46 and in Deed Book 220, Page 40; (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; (7) Easement granted to
Alabama Power Company and South Central Bell Tel. Co. recorded in Deed
Book 315, Page 215.

\$47,150.00 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 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 26th day of May, 1980.

ATTEST: STATE OF ALA. SHELBY CO. See Ptg. 403-67
I CERTIFY THIS See Ptg. 550
NOTARIAL PUBLIC Rec. 150

ROY MARTIN CONST., INC.

By Roy L. Martin, President

1980 JUN -3 AM 8:44

Secretary 100
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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 CONST., 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 26th day of May, 1980.

ODOM, MAY & DeBUYS, ATTORNEYS
P. O. BOX 3408-A
BIRMINGHAM, ALABAMA 35205

Notary Public