

This instrument was prepared by

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

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19800616000065810 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/16/1980 00:00:00 FILED/CERTIFIED

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 Forty-one Thousand, One Hundred, Fifty and No/100---Dollars

to the undersigned grantor, Roy Martin Construction, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Jackie Glen Simmons and Evelyn E. Simmons

(herein referred to as GRANTEEES) 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 3 of The Round Table Subdivision, as recorded in Map Book 7, Page 38,
in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Public utilities as shown by recorded
plat, including a 10 foot easement on south widening in the southwest corner
and a 7.5 foot easement on northwesterly side of lot; (3) Building setback
line of 35 feet from Merlin Drive, as shown by plat; (4) Transmission
Line Permits to Alabama Power Company recorded in Deed Book 103, Page 171
and Deed Book 220, Page 46; (5) Right of way to Shelby County recorded in
Deed Book 211, Page 622; (6) Easement to South Central Bell recorded in
Deed Book 309, Page 341; (7) Restrictions as shown in Misc. Book 24,
Page 168; (8) Restriction shown on the recorded plat to the effect that
no individual lot shall have direct access to Shelby County Road No. 12
or No. 22.

\$38,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

STATE OF ALABAMA
COUNTY OF SHELBY
1980 JUN 16 AM 9:00
See mtg. 403-261
Deed 3.50
Rec 1.50
Ind. 1.00
6.00
JAMES J. ODOM, JR.
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEEES, 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 12 day of June, 19 80.

ATTEST:
Secretary
Roy L. Martin, President
ROY MARTIN CONSTRUCTION, INC.
By Roy L. Martin, President

ALABAMA
STATE OF }
COUNTY OF JEFFERSON }

I, the undersigned
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 12th day of June, 19 80.
✓ ODOM, MAY & DEBUYS, ATTORNEYS
P. O. BOX 3403-A
BIRMINGHAM, ALABAMA 35205
Notary Public