

This instrument was prepared by

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

Form 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 Fifty-seven Thousand, Eight 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 GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James Ernest Driskell and Betty G. Driskell

(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 15, according to the survey of Woodland Hills, First Phase, Fifth
Sector, as recorded in Map Book 7, Page 152, in the Probate Office of
Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama
Power Company recorded in Deed Book 107, Page 526; (3) Restrictions,
conditions and covenants recorded in Misc. Book 31, Page 490; (4) Transmis-
sion Line Permit to Alabama Power Company and South Central Bell recorded in
Deed Book 321, Page 911; (5) Building set back line of 35 feet reserved
from Forest Ridge Road, as shown by plat; (6) Public utility easements,
of said subdivision, as shown thereon, including a 10' easement on the
southerly and a 7.5 foot easement on westerly side of said lot.

\$ 52,300.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

BOOK 327 PAGE 314

JUL -1 AM 8:42

Recd. 6.00
Rec 1.20
Ind. 1.00
Sum 403-606 8.50

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, 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 27 day of June, 19 80

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin, President

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 Roy Martin Construction, Inc.
whose name as President of
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 27 day of June, 19 80.
✓ ODOM, MAY & DEBOYS, ATTORNEYS
P. O. BOX 314