

This instrument prepared by

(Name) William H. Halbrooks

(Address) 1933 Montgomery Highway



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Shelby Cnty Judge of Probate, AL  
08/13/1980 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 Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Two Thousand Nine Hundred and no/100-----Dollars

to the undersigned grantor, Engel Mortgage Company, 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

Douglas E. Martin and wife, Roxanne P. Martin

(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 59 according to the survey of Eagle Wood Estates,  
First Sector, as recorded in Map Book 7, Page 45, in  
the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$48,350.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.

Subject to Statutory rights of redemption under Foreclosure Deed  
filed May 19, 1980, said rights to expire one year from May 19,  
1980.

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 Vice President, Joel D. Cornett  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of August 19 80

ATTEST:

SECRETARY

ENGEL MORTGAGE COMPANY, INC.

By Joel D. Cornett Vice President

STATE OF Alabama }  
COUNTY OF Jefferson }

AUG 13 AM 9:17

Deed 5700 Sec 4117g. 404-743  
Rec. 150  
Ind. 100  
750

I, the undersigned  
State, hereby certify that Joel D. Cornett  
whose name as Vice President of Engel Mortgage Company, 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 7th day of August 19 80

CORLEY, MONCUS, HALBROOKS & GOINGS  
ATTORNEYS AT LAW  
1933 MONTGOMERY HIGHWAY  
BIRMINGHAM, ALABAMA 35201

William H. Halbrooks  
Notary Public