

This instrument was prepared by

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama 35255

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Shelby Cnty Judge of Probate, AL
08/15/1980 00:00:00 FILED/CERTIFIED

Form 1-1-7 Rev. 8-76

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 Sixty-three Thousand, Five Hundred 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

Paul S. Smillie, Jr. and Cathy Smillie

(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 54, according to the map and survey of Portsouth, Third Sector, as
recorded in Map Book 7, Page 110, in the Probate Office of Shelby County,
Alabama.

SUBJECT TO: (1) Current taxes; (2) Title to all minerals within and under-
lying the premises, together with all mining rights, privileges and immunit
relating thereto as described in Deed Book 259, Page 171 and Deed Book 246
Page 97; (3) Right-of-way to Colonial Pipe Line recorded in Deed Book 223
Page 431; (4) Building setback line of 35 feet reserved from Tradewinds
Circle, as shown by plat; (5) Public utility easements as shown by recorde
plat, including 5' easement on East; (6) Right-of-way to Alabama Power
Company recorded in Deed Book 318, Page 11; (7) Restrictions, covenants
and conditions recorded in Misc. Book 29, Page 557; (8) Agreement for
Underground Residential Distribution with Alabama Power Company recorded
in Misc. Book 29, Page 406; (9) Plantation Pipeline easements as shown by
Deed Book 112 Page 320 and Misc. Book 26, Page 104.

\$ 50,800.00 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, 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 14th day of August, 19 80.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
Roy L. Martin, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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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 14th day of August

19 80

BROOKWOOD OFFICE

HOME FEDERAL SAVINGS

AND LOAN ASSOCIATION OF THE SOUTH

Notary Public