

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
09/04/1980 00:00:00 FILED/CERTIFIED

(Name) James C. Pino, Attorney at Law

(Address) P. O. Box 568, Pelham, Alabama 35124

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 Sixty Six Thousand Nine Hundred and No/100 Dollars (\$66,900.00)

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

Joseph Henry Ruf and wife, Sharon B. Ruf

(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 53, according to the survey of Portsmouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) All assessments and taxes for the year 1980 and all subsequent years. (2) Title to all minerals within and underlying the premises together with all mining rights, privileges and immunities relating thereto as shown in Deed Book 259, Page 171 and Deed Book 246, Page 97, in Probate Office. (3) Right of way to Colonial Pipe Line dated Nov. 9, 1962, record in Deed Book 223, Page 431. (4) Public utility easements as shown by record plat, including 10' easement on East. (5) Building setback line of 35 feet reserved from Tradewinds Circle, as shown by plat. (6) Right of way and easement 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 as to Underground Residential Distribution with Alabama Power Company recorded in Misc. Book 29, Page 440 and restrictions pertaining thereto as recorded in Misc. Book 29, Page 406, in Probate Office. (9) Plantation Pipe Line easements as shown by Deed Book 112, Page 320 and Misc. Book 26, Page 104, in Probate Office.

\$66,900.00 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 contingent 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 encumbrances, 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 29th day of August 19 80

ATTEST:

STATE OF ALA. SHELBY CO. 17
I CERTIFY THIS
INSTRUMENT WAS FILED

By Roy L. Martin President

STATE OF ALABAMA
COUNTY OF SHELBY

1980 SEP -4 AM 11:36

Notary Public
Rec. 150
250

I, James C. Pino 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 29th day of August 19 80