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Shelby Cnty Judge of Probate, AL
11/24/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) James J. Odom, Jr. 810
2154 Highland Avenue
(Address) Birmingham, Alabama 35205

Form 1-1-1 Rev. 5-70

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-nine Thousand Nine 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

Larry D. Nielsen and Janis S. Nielsen

(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 18, according to the survey of Dearing Downs, 3rd Addition, as recorded in
Map Book 8, Page 15 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

BOOK 329 PAGE 895

SUBJECT TO: (1) Current taxes; (2) Building setback line of 35 feet reserved from
Belmont Lane, as shown by plat; (3) Public utility easements as shown by recorded
plat, including 7.5' easement on east, 10' easement on south, 15' easement on a
portion of the west side and a 30' easement through the center; (4) Transmission
Line Permits to Alabama Power Company in Deed Book 155, Page 107 and in Deed Book
324, Page 855; (5) Easement to Southern Natural Gas Corporation recorded in Deed
Book 90, Page 473; (6) Right-of-way easement to The Utilities Board of the Town
of Helena recorded in Deed Book 294, Page 604; (7) Reservations for a 6' easement
for water line, etc. and restrictions as to the use of land for residential purposes,
as shown by Deed Book 299, Page 367; (8) Restrictions, covenants and conditions
filed in Misc. Book 36, Page 492 in Probate Office.

\$60,000 of the purchase price recited above has been paid from the proceeds
of 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 21st day of November 19 80.

ATTEST:

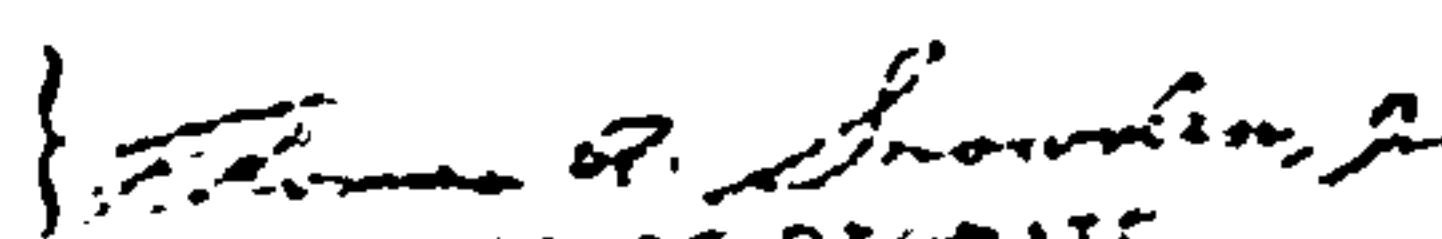
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

ROY MARTIN CONSTRUCTION, INC.

By 
Roy L. Martin President

1980 NOV 24 AM 9:52

STATE OF ALABAMA
COUNTY OF JEFFERSON


JUDGE OF PROBATE

Deed 10.00
Rec. 1.50
Ind. 1.00
12.50
Sec Intg. 207-835

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 21st day of November 19 80.

