

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P.O. Box 9, Pelham, AL 35124



This instrument was prepared by

Canaba Title, Inc.

1978 Chandler South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,



19810109000002690 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/09/1981 00:00:00 FILED/CERTIFIED

That in consideration of Eighty Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Roy Martin Construction, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ocie Speer III and Joyce L. Speer

(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 11, according to survey of Quail Run, Phase 3, as recorded in Map Book 7, Page 159 in the Probate Office of Shelby County, Alabama; being situated in Shelby County Alabama.

\$63,000.00 Dollars of the above purchase price was paid from a mortgage loan executed 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 I (XX) do for myself (XXXXXX) and for my (XXX) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (XXXXXX) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (XX) have a good right to sell and convey the same as aforesaid; that I (XX) will and my (XXX) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th day of January, 1981.

ROY MARTIN CONSTRUCTION, INC..

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

See Dtg 409-123
Rec'd 2200
Pg. 124 Seal)
Sub. 102
2450 (Seal)

Roy Martin, President (Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy Martin Construction, Inc. whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, A. D. 1981.