

This instrument was prepared by

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Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-three 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
Charles A. Hendricks and Pattye L. Hendricks

(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 18A, according to the survey of Dearing Downs, Third Addition, as recorded in Map
Book 8, Page 15, in the Probate Office of Shelby County, Alabama. Situated in the Town
of Helena, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building set back line of 35 feet reserved from
Belmont Lane as shown by plat; (3) Public utility easement of 30 feet on the south side
as shown by recorded plat; (4) Transmission Line Permit to Alabama Power Company
as shown by instrument recorded in Deed Book 155, Page 107 and Deed Book 324,
Page 855; (5) Easement to Southern Natural Gas Corporation as shown by instrument
recorded in Deed Book 90, Page 473; (6) Right-of-way granted to The Utilities Board
of the Town of Helena by instrument recorded in Deed Book 294, Page 604; (7) Restrictions,
covenants and conditions as set out in instrument recorded in Misc. Book 36, Page 492;
(8) Restrictions as to use of land for residential purposes, as shown by Deed Book 299,
Page 367.

\$59,100 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 12th day of May, 19 81.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1981 MAY 13 AM 11:39

I, the undersigned, a Notary Public in, and for said County in said
State, hereby certify that
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 12th day of May, 19 81.

ODOM & MAY ATTORNEYS

P. O. Box 338-A