

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
07/15/1981 00:00:00 FILED/CERTIFIED

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

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 Four Thousand, One Hundred, Sixty-three and 27/100 Dollars and the assumption of the mortgage described below

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 Frederick W. Ulbricht, Jr. and Patricia A. Ulbricht

(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, Block 4, according to the survey of Sunny Meadows, as recorded in Map Book 8, Page 18, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company recorded in Deed Book 139, Page 128, Deed Book 139, Page 598, Deed Book 139, Page 540, Deed Book 134, Page 514 and Deed Book 220, Page 69; (3) Right of way to Shelby County recorded in Deed Book 216, Page 155; (4) Easement to Alabama Gas Corporation recorded in Deed Book 323, Page 667 and Deed Book 323, Page 671; (5) Agreement for underground transmission and distribution service to Alabama Power Company recorded in Deed Book 316, Page 465 and Deed Book 326, Page 126; (6) Restrictions, covenants and conditions recorded in Misc. Book 36, Page 881; (7) Building setback line of 35 feet reserved from street as shown by recorded plat; (8) Public utility easements as shown by recorded plat.

BOOK 333 PAGE 971

Grantees herein assume and agree to pay that certain mortgage from Roy Martin Construction, Inc. to Birmingham Trust National Bank recorded in Book 404, Page 910, in the Office of the Judge of Probate of Shelby County, Alabama.

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 18th day of Nov., 19 80.

ATTEST: ROY MARTIN CONSTRUCTION, INC.

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATE SECRETARY JEFFERSON CO. I CERTIFY

1981 JUL 15 AM 9:22

By: Roy L. Martin, President

I, the undersigned Roy L. Martin, 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 18th day of November, 19 80.

ODOM, MAY & DEBUYS, ATTORNEYS
P. O. BOX 3408-17
BIRMINGHAM, ALABAMA 35205

Jackson Co.

Deed TAX 4.50
See 1.50
Jud 7.00

Notary Public