

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

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

Zip

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-THREE THOUSAND FIVE HUNDRED FIFTY 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

IRA WILLIAM HYATT AND WIFE, DEBORAH R. HYATT

(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:

Commence at the Northeast corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, thence run in a Westerly direction along the North line of said quarter-quarter Section a distance of 72.82 feet; thence 75 deg. 30 min. left and run in a Southwesterly direction 170.61 feet; thence 22 degrees 29 minutes right and run in a Southwesterly direction a distance of 644.69 feet; thence 0 degrees 44 minutes right in a Southwesterly direction along the Southeasterly right-of-way line of Fungo Hollow Road a distance of 157.62 feet to the point of beginning; thence continue on last described course a distance of 51.00 feet; thence an angle left of 6 deg. 37 min. 15 sec. and run in a Southwesterly direction along said right-of-way a distance of 72.33 feet; thence an angle left of 95 deg. 29 min. and run in a Southeasterly direction a distance of 193.61 feet to a point; thence an angle left of 89 deg. 25 min. and run in a Northeasterly direction a distance of 97.81 feet; thence an angle left of 82 deg. 51 min. 04 sec. and run in a Northwesterly direction a distance of 178.54 feet to the point of beginning; being situated in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 18, Township 20 South Range 2 West, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Line permits and rights-of-way of record.

19810902000095190 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
09/02/1981 00:00:00 FILED/CERTIFIED

\$57,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneous with the execution of this deed.

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,

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 31st day of August, 19 81.

ATTEST:

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

See Mtg 415-140

ROY MARTIN CONSTRUCTION, INC.

Deed Tax 6.50

By Roy L. Martin

ITS President

1981 SEP -2 AM 8:51

Secretary

Rec 1.50

Ind. 1.00

9.00

STATE OF ALABAMA

COUNTY OF SHELBY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County in said 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 31st day of August



W. J. Wynn  
2850-F Highway 31 South  
Pelham, AL 35201  
Pelham, AL 35201