

(Name) John F. DeBuys, Jr.

(Address) 1933 Montgomery Highway

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Eight Thousand Two Hundred Thirty 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

Scott T. Kervin and wife, Kathryn C. Kervin

(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 46, according to the survey of Woodland Hills - First Phase Fifth Sector as recorded in Map Book 7, Page 152 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Building setback line of 35 feet reserved from Mountain Parkway, as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 feet on the Southwest and Southeast sides of said lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 31, Page 490, in Probate Office.
5. Easement to Alabama Power Company and Southern Bell Tel. and Tel. Co. as shown by instrument recorded in Deed Book 107, Page 526, in Probate Office.
6. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 321, Page 911, in Probate Office.

\$55,300.00 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 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 11th day of March 1982

ATTEST:

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

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin President

1982 MAR 15 AM 9:50

STATE OF Alabama
COUNTY OF Jefferson

JUDGE OF PROBATE

I, the undersigned

a Notary Public in and for said County in and

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 11th day of March

1982

CRLEY, HENSON, BRYAN, HUNTER & BLAIR, ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35203

Notary Public