

.02 acres
\$125.00

1238

THIS INSTRUMENT PREPARED BY:

T. L. Douglas and Associates

1106 Ford Ave., B'ham., AL

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and other valuable considerations----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Samuel J. Martin and wife Pamela G. Martin

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

Calvin C. Martin, Jr. and wife Sandra L. Martin

(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 Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 732.14 feet; thence turn right 55 $^{\circ}$ -52' and run Northeasterly a distance of 370.68 feet to the point of beginning; thence continue along the last described course a distance of 85.61 feet; thence turn right 87 $^{\circ}$ -43' and run Southeasterly a distance of 10.01 feet; thence turn right 92 $^{\circ}$ -17' and run Southwesterly a distance of 92.10 feet; thence turn right 121 $^{\circ}$ -22' and run Northerly a distance of 11.71 feet to the point of beginning.

BOOK 338 PAGE 966

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

1982 APR -2 AM 10:38

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

Deed 50
Rec. 1.50
Ind. 1.00
3.00

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 ~~we~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (our) 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, We have hereunto set our hand and seal, this 31ST day of MARCH, 1982, 19.

WITNESS:

Samuel J. Martin
Pamela G. Martin

State of

COUNTY

General Acknowledgement

I, hereby certify that

whose name signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State,

Given under my hand and official seal this

1st day of

April

Form 3091

Calvin C. Martin

2509 Valleydale Rd

Birmingham Al 35244

Notary Public
My Commission Expires March 28, 1983