

This instrument was prepared by

(Name) *✓ Thomas L. Foster, Attorney*

(Address) *209 2010 City Federal Bldg. Birmingham, Alabama 35203*

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *Forty Two Thousand and NO/100 (42,000.00)* DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, *Robert Keith Wilson and Tammy Fisher Wilson, husband and wife*

(herein referred to as grantors) do grant, bargain, sell and convey unto *Albert Leslie Martin, Jr. and Maryanne 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:

Lots 7 and 8, according to the map and survey of Blueberry Estates, as recorded in Map Book 5, page 72 in the Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT, the South 37.3 ft. of Lot 7.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Building setback line of 30 feet reserved from Pope Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 foot easement on West.
4. Restrictions in Deed Book 272, page 64.
5. Transmission line permit to Ala. Power Co. in Deed Book 118, page 176 Deed Book 126, page 321.
6. Right of way to Shelby County in Deed Book 168, page 256.
7. Mineral and mining rights in Deed Book 292, page 451.

339 PAGE 661

BOOK

\$42,000.00 of the purchase price recited above was paid from 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s), this 30th day of April, 1982.

WITNESS: *STATE OF ALA. SHELBY CO.*
Lee L.S.D. I CERTIFY THIS
Jud 1.00 STATEMENT WAS FILED (Seal)
2.50 1982 MAY - 6 AM 8:26 (Seal)

see Mtg 420-393
Thomas A. Shumard, Jr. (Seal)
JUDGE OF PROBATE

Robert Keith Wilson

Robert Keith Wilson

Tammy Fisher Wilson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, *the undersigned*, a Notary Public in and for said County, in said State, hereby certify that *Robert Keith Wilson and Tammy Fisher Wilson, husband and wife*, whose names are *signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.*

Given under my hand and official seal this 30th day of April, 1982.

E.A.D. 19

Notary Public

Deelyn M. Dix
Deelyn M. Dix
Deelyn M. Dix