

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



Canaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand Five Hundred and no/100 (\$14,500.00) DOLLARS

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

Jerry Eugene Shelton, an unmarried man

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

Billy D. Martin and Deborah D. 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:

A parcel of land situated in Shelby County, Alabama more particularly described as follows and in the Northeast 1/4 of the Southwest 1/4 and partly in the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 22 South, Range 1 West: Beginning at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 and run East 210 feet; thence North 630 feet; thence west 420 feet; thence south 630 feet; thence east 210 feet to the point of beginning, situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1982.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 247 Page 858 in Probate Office.
3. All minerals of every kind and character, not owned, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.
4. Unnamed road as shown on map 29-01 of the plats in the Tax Assessor's Office of Shelby County, Alabama.
5. Subject to easements and restrictions of record.

Jerry Eugene Shelton is the surviving grantee in that certain deed recorded in Deed Book 287, Page 419, the other grantees, George Pearson having died on June 16, 1976, and Lillian Pearson having died November 13, 1974.

\$7,500.00 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 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, I have hereunto set my hand(s) and seal(s), this 27th day of May, 1982

WITNESS: I, DANIEL M. SPITLER, Attorney at Law, do hereby certify that this instrument was filed in the Office of the Clerk of the Court, Shelby County, Alabama, on June 1, 1982, at 8:32 AM. See Mtg. 420-955. Recd. by Rec. 150 Ind. 100 (Seal) 9:00 (Seal)

Jerry Eugene Shelton (Seal)
JERRY EUGENE SHELTON (Seal)
Jerry Eugene Shelton (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Eugene Shelton, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, A. D. 1982

Form ALA-31

Daniel M. Spitler

Notary Public.