

This instrument was prepared by

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**
HOMEWOOD, ALABAMA 35202



19830111000003820 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/11/1983 00:00:00 FILED/CERTIFIED

298

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty nine thousand nine hundred and no/100 (\$69,900.00) 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

John R. Hudson and Cherri H. Hudson

(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 49 according to the Survey of Portsmouth, Third Sector, as recorded in Map Book 7,
Page 110 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1983.

Subject to building lines, restrictions, easements, agreements, rights of way,
and transmission line permits of record.

BOOK 344 PAGE 541

\$ 54,900.00 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 con-
tingent 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 encum-
brances,

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 10th day of January 19 83

ATTEST:

Roy Martin Construction, Inc.

By *Roy L. Martin* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1983 JAN 11 AM 8:28
See Mtg H26-306

Deed TAX 15.00
Rec 1.50
Jud 1.00
17.50

I, Larry L. Halcomb, 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 10th day of

January

My Commission Expires 1/23/86