

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) Columbiana, Alabama 35051

19830117000006350 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/17/1983 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS and the assumption of any outstanding mortgaged indebtedness encumbering the hereinafter described property

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mavis Marie Martin, a single woman,

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

/Walter Allen Martin and wife, Darlene 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 containing 1.9 acres in the NW¼ of the SW¼ of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said ¼-¼, thence run East along the South ¼-¼ line a distance of 489 feet to the Easterly right-of-way of Alabama Highway #145, thence run North 15 deg. 18' East along said right-of-way a distance of 230 feet to the point of beginning, thence continue last described course a distance of 210.0 feet, thence run South 74 deg. 42' East a distance of 361 feet to the centerline of Arlyn Horton Road, thence run the following bearing and distances along the approximate centerline of said road: South 09 deg. 02' West a distance of 105.4 feet, South 07 deg. 43' East a distance of 35.2 feet, South 22 deg. 39' East a distance of 32.8 feet, South 40 deg. 37' East a distance of 83.7 feet, thence leaving said road run North 74 deg. 42' West a distance of 479.5 feet to the point of beginning.

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 5th day of January, 1983

WITNESS:
Paid Tax .50
Rev 1.50
Ind 1.00
3.00

STATE OF ALABAMA, SHELBY CO.

(Seal)

Mavis Marie Martin
(Mavis Marie Martin)

(Seal)

1983 JAN 17 PM 12:28

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, hereby certify that Mavis Marie Martin, a single woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January

Rt 2, Box 32-C
Columbiana, ALA 35051

Janice E. Culver

Notary Public