

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., ATTORNEY

(Address) P. O. BOX 1007, ALABASTER, AL.



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation



19830118000007850 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/18/1983 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY-SEVEN THOUSAND SIX HUNDRED FORTY AND NO/100TH (\$77,640.00) 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

LEONARD C. SACHS AND WIFE, MARLENE N. SACHS

(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.**

A parcel of land located in the Southeast 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Southeast 1/4, thence in a Northerly direction along the West line of said Southeast 1/4 a distance of 733.90 feet, thence 65 degrees 27 minutes 45 seconds right in a Northeasterly direction a distance of 575.29 feet to the Point of Beginning, said point being the Northeast corner of Lot 6 of WOODLAND HILLS SUBDIVISION as recorded in Map Book 5, Page 90, in the Office of the Probate Judge, Shelby County, Alabama; thence 53 degrees 31 minutes 30 seconds right in a Southeasterly direction a distance of 191.11 feet, thence 104 degrees 31 minutes left in a Northeasterly direction a distance of 727.05 feet, thence 87 degrees 59 minutes left in a Northwesterly direction along the Southwesterly line of the McLaughlin property a distance of 185.12 feet, thence 92 degrees 01 minute left in a Southwesterly direction a distance of 685.66 feet to the Point of Beginning. Said parcel is subject to a 30-foot wide Right of Way parallel to the Southwest boundary line. Said property being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$73,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS:

P.O. Box 9
PELHAM, AL. 35124

GRANTEES' ADDRESS:

RT. 1 Box 37-5
MAYLENE, ALA. 35114

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 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 encumbrances,

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 **14TH** day of **JANUARY, 1983**

ATTEST:

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

Seed tax - 4.00
Rec. 1.50
Ind. 1.00

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
President

STATE OF ALABAMA
COUNTY OF SHELBY

1983 JAN 18 PM 2:00
JUDGE OF PROBATE

THE UNDERSIGNED

I, **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 **14TH** day of **JANUARY**, 1983