

This instrument was prepared by

1022

(Name) Joel C. Watson, Attorney

(Address) P. O. Box 987

Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation



19830131000013250 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/31/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND DOLLARS AND NO/100 DOLLARS

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

Flim Martin and wife, Ruthie Martin
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael and Carol O'Connor

(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 21 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the north right of way line of Center Avenue and the west right of way line of Cotten Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northerly along said right of way line of Cotten Street for 381.79 feet to the point of beginning; thence 88 deg. 44 min. 15 sec. left and run westerly for 179.00 feet; thence 88 deg. 44 min. 15 sec. right and run northerly for 120.00 feet; thence 91 deg. 15 min. 45 sec. right and run easterly for 179.00 feet to a point on the west right of way line of Cotten Street; thence 88 deg. 44 min. 15 sec. right and run southerly for 120.00 feet to the point of beginning.

There is excepted herefrom the South 70 feet of uniform width of the above described lot; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

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 28th day of January, 1983

WITNESS:

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

1983 JAN 31 AM 9:03

deed tax 5.00

Rec. 1.50

1.00

17.50

(Seal)

Flim Martin
Flim Martin

(Seal)

Ruthie Martin
Ruthie Martin

(Seal)

Ruthie Martin

(Seal)

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

(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 Flim Martin and wife, Ruthie Martin whose name 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 28th day of January, A. D. 1983

Patricia Ann Roberts
Notary Public.