

945  
This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) ALABASTER, ALABAMA



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

**ST. PAUL TITLE**

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-ONE THOUSAND SIX HUNDRED AND NO/100TH (\$71,600.00) 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

**WILLIAM B. LIVINGSTON AND WIFE, CAROL N. LIVINGSTON**

(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 17, according to the survey of Shelby Shores, as recorded in  
Map Book 4 Page 75 in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

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

\$58,600.00 of the above-recited purchase price was paid from a  
mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: P. O. Box 9, Pelham, AL 35124

GRANTEES' ADDRESS: Route 1, Box 23G-2, Shelby, AL 35143

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

See my 435-362  
1983 AUG 18 AM 9:45

Seed tax - 13.00  
Rec 1.50  
Add 1.00  
15.50

*Thomas A. Lawrence, Jr.*  
NOTARY PUBLIC

**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 17TH day of **AUGUST 19 83**

ATTEST:

**ROY MARTIN CONSTRUCTION, INC.**

By *Roy L. Martin*  
**ROY L. MARTIN**

President

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, **THE UNDERSIGNED**

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 17TH day of

Form ALA-33

a Notary Public in and for said County in said  
*Thomas A. Lawrence, Jr.*  
AUGUST 19 83  
Notary Public