



american title insurance company

SEND TAX NOTICE TO:

This instrument was prepared by 2118-3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

Larry M. McClellan  
5239 Meadow Garden Lane  
Birmingham, Alabama 35243

(Name) Courtney H. Mason, Jr.

(Address) P.O. Box 1007, Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND THREE HUNDRED AND NO/100TH (\$97,300.00) 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

LARRY M. MCCLELLAN AND WIFE, LINDA E. MCCLELLAN

(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 to wit:

Lot 32, Block 1, according to the survey of Sunny Meadows, Phase Two as  
recorded in Map Book 8 Page 19 in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$87,500.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.

BOOK 350 PAGE 437

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 3rd day of October 19 83

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

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

STATE OF ALABAMA  
COUNTY OF SHELBY

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

1983 OCT -6 PM 3:38  
see Mtg H37-536

Deed TAX 10.00  
Rec 1.50  
Jud 1.00  
12.50

I, the undersigned *John D. Snowden, Jr.* 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 3rd day of October 1983

*John D. Snowden, Jr.*  
Notary Public