

SEND TAX NOTICE TO:

THIS INSTRUMENT PREPARED BY:

T. L. Douglas & Associates

1106 Ford Ave., B'ham., AL

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

500.00

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and other valuable considerations-----DOLLARS

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

Calvin C. Martin, Jr. and wife Sandra L. Martin

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

Calvin C. Martin and wife Mary Jo 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:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 732.14 feet; thence turn right 55°-52' and run North-easterly a distance of 446.28 feet to the point of beginning; thence continue along the last described course a distance of 10.01 feet; thence turn left 92°-17' and run Northwesterly a distance of 341.14 feet to the Southeasterly right-of-way line of County Road #17; thence turn left 95°-21' and run Southwesterly along said right-of-way line a distance of 10.04 feet; thence turn left 84°-39' and run Southeasterly a distance of 339.80 feet to the point of beginning.

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BOOK

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 X (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~our~~ (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 and seal, this 28 day of Dec., 1983.

WITNESS:

Notary Public
 Calvin C. Martin, Jr.
 Sandra L. Martin
 Paid TAX \$0.50
 Rec 1.50
 Ind 1.00
 3.00

State of Ala. 1983 DEC 28 PM 1:49

General Acknowledgement

Shelby COUNTY

I, Undersigned, a Notary Public in and for said County, in said State, hereby certify that Calvin C. Martin Jr. and Sandra L. Martin whose name ~~they~~ 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 ~~did~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of Dec. A.D., 1983