

This instrument was prepared by

585

COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007

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 SIXTY-SEVEN THOUSAND ONE HUNDRED FIFTY AND NO/100TH (\$67,150.00) 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

CHARLES P. O'HARA AND WIFE, DEBORAH PAYTON O'HARA

(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 18, in Block 1, according to the survey of Hamlet, Second
Sector, as recorded in Map Book 8 page 36 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.

\$67,150.00 of the above-recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: P. O. Box 9, Pelham, Alabama 35124

GRANTEES' ADDRESS: 632 11th Street N.W., Alabaster, Alabama 35007

BOOK 354 PAGE 661

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See 17th 446-648
1984 APR 10 PM 3:48

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Thomas A. Sanderson
JUDGE OF PROBATE

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 6TH day of APRIL, 19 84

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
ROY L. MARTIN President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED a Notary Public in and for said County in said
State, hereby certify that ROY L. MARTIN
whose name as THE 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 6TH day of APRIL, 1984

Notary Public