

This instrument prepared by:

SEND TAX STATEMENTS TO:

✓ JAMES M. TINGLE, Attorney
1600 City Federal Building
Birmingham, AL 35203

DR. TERRY KEITH MARTIN
Rt. 1, Box 216
Calera, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the sum of TEN DOLLARS (\$10.00) and the mutual exchange of properties, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JACK J. HALL, a married man, (herein referred to as Grantor) do grant, bargain, sell and convey unto TERRY KEITH MARTIN and wife, JULIA H. 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:

A parcel of land lying and being situated in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4, Section 13 and the SE 1/4 of the SW 1/4, Section 12, all in Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the Southeast corner of the NW 1/4 of the NE 1/4, Section 13, run Westerly along the 1/4 1/4 line 252.78 feet to the beginning point of subject parcel of land; from said beginning point thus established, continue to run said course 957.5 feet; deflect right 76 deg. 12 min. and run Northwesterly 1389.3 feet; deflect right 103 deg. 48 min. and run Easterly 199.3 feet; deflect right 5 deg. 24 min. and run Easterly 793.7 feet to a point on the Southerly right of way line of County Road No. 16; deflect right 36 deg. 26 min. and run a chord bearing and distance 137.4 feet to a point on said right of way line; thence leaving said road, deflect right 84 deg. 30 min. and run Southwesterly 190.4 feet; thence deflect left 64 deg. 30 min. and run Southeasterly 737.6 feet; thence deflect right 33 deg. 42 min. and run Southwesterly 381.7 feet to the beginning point, being situated in Shelby County, Alabama.

The above Grantor expressly reserves a 15-foot easement of uniform width along the South line of the above described property for purpose of ingress and egress. The said easement is a private easement and shall not be a covenant running with the land, but shall continue to exist only as long as the Grantor herein shall

own any real estate immediately contiguous to the above described tract, either on the east side of the property herein conveyed or on the west side of the property herein conveyed. The above described property is expressly subject to the following exceptions and same are excluded from the warranties of this conveyance, to-wit:

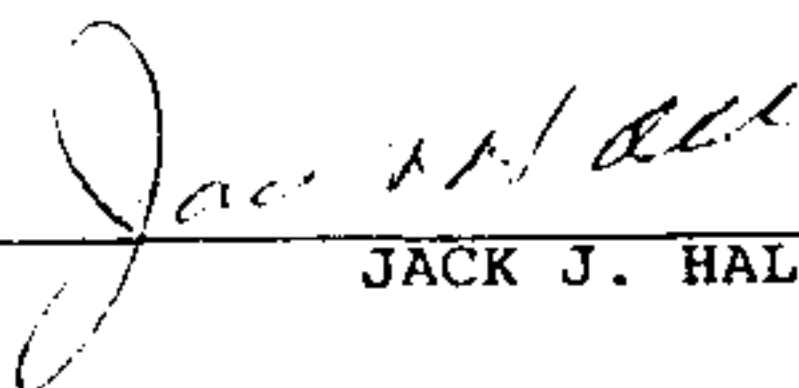
1. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126, page 139 in Probate Office.
2. ~~Right of Way granted to Plantation Pipe Line by instrument recorded in Deed Book 112, page 387 in Probate Office.~~
3. ~~Right of Way granted to Southern Natural Gas by instrument recorded in Deed Book 139, page 509 in Probate Office.~~
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Lease in Deed Book 338, page 671 in Probate Office.
5. Subject to encroachment of fence as shown by survey dated June 5, 1984, by R. B. Perry, Surveyor.

The hereinabove described property does not constitute the homeplace of the Grantor.

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 do, for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 11th day of June, 1984.




JACK J. HALL

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JACK J. HALL, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 11th day of June, 1984.

 Sam H. Hall
Notary Public

\$123,750.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 356 PAGE 428

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUN 12 AM 9:48
Lee H. H. 450-489
JUDGE OF PROBATE

Deed TAX \$1.50
Rec \$4.50
Jud 1.00
\$7.00