

This Instrument Was Prepared By:
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Attorney at Law
103 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
John F. Simmons

10/5

PARTNERSHIP FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$178,000.00) to the undersigned GRANTOR, ROY L. MARTIN and SHERWOOD STAMPS, a general partnership (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JOHN F. SIMMONS and wife, ^{ANNIE} MARIE SIMMONS (herein referred to as GRANTEEES) 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 located in the SE 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 3 West, and the NE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West more particularly described as follows: Commence at the southeast corner of said SE 1/4 of the SE 1/4 of Section 25; thence in a Westerly direction along the southerly line of said 1/4 1/4 section, a distance of 362.50 feet; thence 31 deg. 07 min. 40 sec. left in a southwesterly direction a distance of 8.51 feet to the point of beginning; thence continue along last described course a distance of 201.82 feet; thence 79 deg. 30 min. right in a northwesterly direction a distance of 135.00 feet; thence 100 deg. 30 min. right in a northwesterly direction a distance of 125.00 feet; thence 4 deg. 15 min. left in a northeasterly direction a distance of 91.30 feet; thence 90 deg. right in a southeasterly direction a distance of 139.89 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 500; Deed Book 111 page 153; Deed Book 129 page 38; Deed Book 101 page 569 and Deed Book 240 page 429 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to State of Alabama by instrument recorded in Deed Book 345 page 234 in Probate Office of Shelby County, Alabama.

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 Deed Book 121 page 294 and Deed Book 127 page 140 in Probate Office of Shelby County, Alabama.

\$133,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of Grantors herein. The Grantors own other real property that does constitute homestead.

TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend

Alabama Federal
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the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by all of its general partners, Roy L. Martin and Sherwood Stamps, who are authorized to execute this conveyance, hereto set its signature and seal, this 16th day of November, 1984.

ROY L. MARTIN and SHERWOOD STAMPS
A General Partnership

BY: Roy L. Martin
Roy L. Martin, General Partner

BY: Sherwood Stamps
Sherwood Stamps, General Partner

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin and Sherwood Stamps, all of the general partners of Roy L. Martin and Sherwood Stamps, a general partnership, whose names are 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, they, as such officer and general partners and with full authority, executed the same voluntarily for and as the act of said general partnership, on the day the same bears date.

Given under my hand and official seal this 16th day of November, 1984.

(NOTARIAL SEAL)

[Signature]
Notary Public

My Commission Expires: January 25, 1986

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

1984 NOV 21 AM 8:31

[Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		44.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	50.50