

1383

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-6800

Policy Issuing Agent for

SAFECO Title Insurance Company

This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124



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 EIGHTY-EIGHT THOUSAND, EIGHT HUNDRED AND NO/100 DOLLARS (\$88,800.00)

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

WAYNE H. SMITH, a single man, and MELANIE J. HERRING, a single woman,

(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 G, of Sunny Meadows, Phase Three, as recorded in Map Book 8 page 171 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 30 feet reserved from Sunny Meadows Drive and Sunny Meadows Lane as shown by plat.

Public utility easements as shown by recorded plat, including 15 foot easement through lot and easement on North side of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 55 page 941 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139 page 128; Deed Book 134 page 514 and Deed Book 173 page 192 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 357 page 90 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Deed Book 356 page 693, and covenants pertaining thereto recorded in Misc. Book 57 page 280 in Probate Office of Shelby County, Alabama.

\$84,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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 encumbrances,

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of March 19 85.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

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

By Roy L. Martin President

STATE OF ALABAMA
COUNTY OF SHELBY

1985 MAR 27 PM 12:05
Deed by 450
Rec. 250
Ind. 100
800

I, the undersigned,

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 15th day of March,

Form ALA-33

