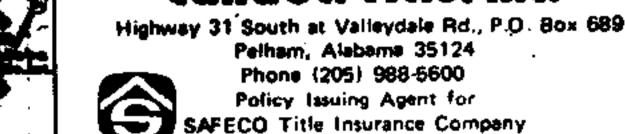
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44 . 1	•	_		

Canada Title. Inc.



This instrument was prepared by

Birmingham, Al. 35236-0137 (Address) _____

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

STATE OF ALABAMA

She1by COUNTY OF

KNOW ALL MEN BY THESE PRESENTS. .

That in consideration of One Hundred Eight Thousand Five Hundred and 00/100ths (\$108,500.00)

a corporation, Roy Martin Construction, Inc. to the undersigned grantor. (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

Bandall C. O'Donnell and wife, Marilyn S. O'Donnell

(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.

Lot 10, according to the Mapof Audubon Forest, as said Map appears of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8 Page 126; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restructions, set-back lines, rights of way, limitations, of any, of record.

of the above-recited purchase price was paid from a 103,050.00 mortgage loan closed simultaneously herewith.

Grantees' Address:

4783 Sandpiper: Lane,

Birmingham Alabama 35

INSTRUMENT

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RECORDING FEES

Mortgage Tax

Deed Tor

Mineral Tax

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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 conlingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said (RANTEES, 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.

Roy Martin President. IN WITNESS WHEREOF, the said GRANTOR, by its 1985 who is authorized to execute this conveyance, has hereto see its signature and seal, this the 31st day of August

ATTEST:

Roy Mantin Construction, Inc.

Roy Martin

August

STATE OF Alabama COUNTY OF Shelby

a Notary Public in and for said County in said the undersigned Roy Martin State, hereby certify that

President of Roy Martin Construction, Inc. whose name as 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 valuntarily for and as the act of said corporation.

Given under my hand and official scal, this the 31st

day of

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Form ALA-33

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Notary Public