

This instrument was prepared by

(Name) Harris M. Gordon(Address) Columbiana, Alabama

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Thousand and No/100 (\$3,000.00)***** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harris M. Gordon and wife, Ruth L. Gordon

(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Robert Martin and wifeVivian G. 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:

That certain parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 1, Township 22 South, Range 1 West described as follows: Commence at the southeast corner of said Section and run north along said section line a distance of 571.92 feet to the north (sometime referred to as east) right of way of Highway County #47 (Columbiana-Shelby Road); thence turn an angle of 24 deg. 57 min. to the left and run along said east right of way line a distance of 1451.17 feet to a point; thence turn an angle of 81 deg. 30 min. to the left and run 80 feet to a point on the west right of way line of said highway; thence turn an angle to the right and run north-westerly a distance of 150 feet along said west right of way line to a point, which point is the point of beginning of the lot herein conveyed and the northeast corner of the Robert and Vivian Martin lot on which they reside; thence turn an angle to the left and run 290 feet westerly along the north boundary of said Martin lot to the northwest corner of said Martin lot; thence turn an angle to the right and run 150 feet parallel to said west Highway right of way line to a point; thence turn an angle to the right and run 290 feet parallel with said north boundary line of said Martin lot to a point on the said west highway right of way line; thence turn an angle to the right and run south-easterly a distance of 150 feet along said west highway right of way line to the northeast corner of said Martin lot and the said point of beginning, except mineral and mining rights and subject, however, to highway and utility easements and rights of way.

(Description continued on reverse side)

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, we have hereunto set OUR hand(s) and seal(s), this 30th day of November, 1985.

WITNESS:

(Seal)

(Seal)

(Seal)

Harris M. Gordon (Seal)
(Harris M. Gordon)
Ruth L. Gordon (Seal)
(Ruth L. Gordon)

(Seal)

STATE OF ALABAMA

Shelby

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harris M. Gordon and wife, Ruth L. Gordon whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 30th day of November, 1985, on the day the same bears date. they executed the same voluntarily.

Given under my hand and official seal this 30th day of November, A. D., 1985.

Notary Public.

Pl. 2 Box 117
Pl.

Situated in Shelby County, Alabama.
Said land shall not be used for commercial purposes of any kind
but shall be used for private residence purposes only. Not more than
two house trailers or one permanent house structure shall be placed on
the same.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 DEC 12 PM 1:25

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ <u>300</u>
Deed Tax	
Mineral Tax	<u>500</u>
Recording Fee	<u>100</u>
Index Fee	
TOTAL	\$ <u>900</u>

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RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.