

This instrument was prepared by

450

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

CORPORATION 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 FIFTY SEVEN THOUSAND FOUR HUNDRED & 00/100---
(\$57,400.00) DOLLARS to the undersigned grantor, Roy Martin Construction, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Ronald Lynn Kolter and wife,
Carolyn Ann Kolter (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 and right of reversion, the
following described real estate, situated in Shelby County, Alabama:

Legal description attached hereto as Exhibit "A".

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

\$57400.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 229 Hillwood Drive Alabaster, Alabama 35007

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
GRANTEES, their heirs and assigns, that it 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 GRANTEEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Roy L. Martin, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
16th day of April, 1986.

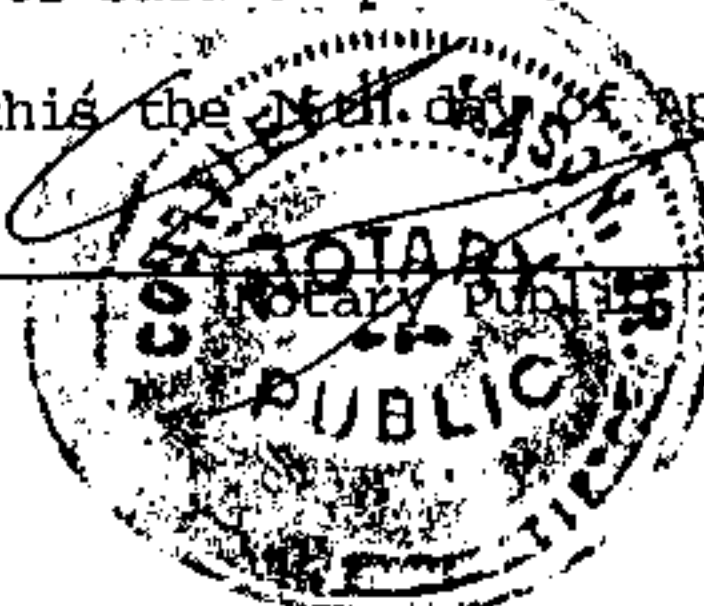
Roy Martin Construction, Inc.
By: Roy L. Martin
Roy L. Martin, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I COURTNEY H. MASON, JR. a Notary Public in and for said County, in said state,
hereby certify that Roy L. Martin whose name as the 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 16th day of April, 1986

Courtney H. Mason



Commission Expires April 9, 1987

" EXHIBIT A "

Lot 13 and a part of Lot 12 in Block 3, according to the Resurvey of George's subdivision of Keystone, Sector Three, as recorded in Map book 4 Page 33 in the Office of the Judge of Probate of Shelby County, Alabama, Said part of Lot 12 being more particularly described as follows:

Commence at the Northwest corner of said Lot 12, also being the Northeast corner of said Lot 13 for a point of beginning, thence easterly along the northerly line of Lot 12 a distance of 15.96 feet; thence 99 degrees 51 minutes 37 seconds right a distance of 177.15 feet to the northerly right of way margin of Hillwood Drive, a dedicated street in said recorded subdivision, said point being on a curve concave southerly, said curve having a central angle of 2 degrees 09 minutes 27 seconds and a radius of 159.34 feet; thence 90 degrees 58 minutes 39 seconds right to the tangent of said curve; thence 6.00 feet along the arc of said curve and northerly right of way margin to the Southwest corner of Lot 12, also being the Southeast corner of Lot 13; thence 90 degrees 00 minutes 00 seconds right from the tangent of the preceding curve and along the westerly line of Lot 12, also being the easterly line of Lot 13, a distance of 174.90 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

BOOK 070 PAGE 779

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

1986 MAY -7 AM 10:10

Roman C. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ -
2. Mtg. Tax	-
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>