

1301

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



This instrument was prepared by

(Name) COURTNEY H. MASON, JR.
P. O. BOX 360187
(Address) BIRMINGHAM, ALABAMA 35236-0187

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 FIVE HUNDRED EIGHTY THOUSAND AND NO/100TH (\$580,000.00) DOLLARS

to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. a corporation,
(herein referred to as 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 E. JONES AND WIFE, MARTHA F. JONES

(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.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY,
LIMITATIONS, IF ANY, OF RECORD.

\$464,000.00 OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HEREWITH.

GRANTEES' ADDRESS: 1848 PAULETTE DRIVE, BIRMINGHAM, AL 35226

BOOK 072 PAGE 782

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 con-
tingent 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 encum-
brances,

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, has hereto set its signature and seal, this the 20th day of May 19 86

ATTEST:

ROY MARTIN CONSTRUCTION, INC.
By Roy L. Martin President
Secretary

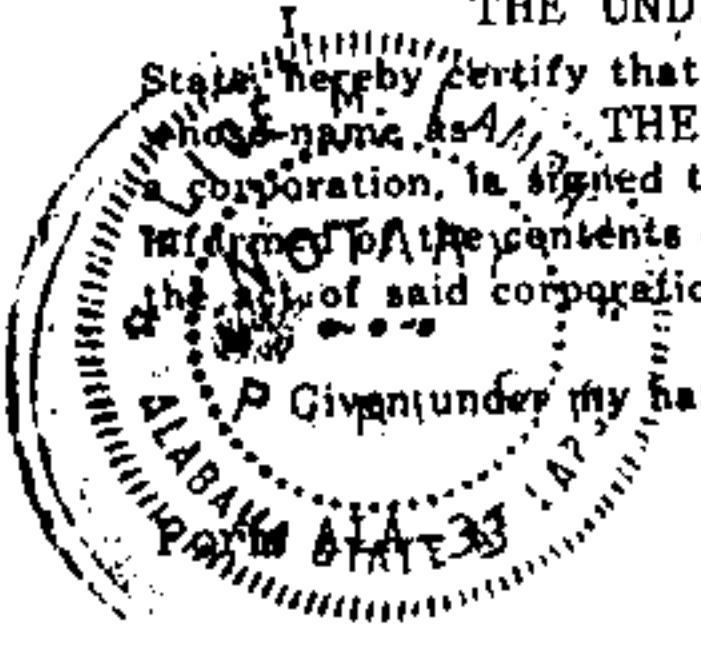
STATE OF ALABAMA }
COUNTY OF JEFFERSON }

THE UNDERSIGNED

a Notary Public in and for said County in said

I, ROY L. MARTIN
President of ROY MARTIN CONSTRUCTION, INC.
do hereby certify that THE
said 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 12 day of May 19 86



Alvin M. Lamont
Notary Public

Cahaba Title

EXHIBIT A

A parcel of land containing 1.39 acres, more or less, located in the SW 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the NE corner of Lot 1 of Lunceford's Industrial Park as recorded in Map Book 5, Page 133 in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the Easterly line of said Subdivision a distance of 169.18 feet; thence turn left 00° 10' 04" along said Easterly line a distance of 23.61 feet; thence turn left 75° 36' 18" a distance of 333.50 feet to the Westerly right-of-way of U.S. Highway #31; thence turn left 90° 52' 27" along said right-of-way a distance of 119.20 feet; thence turn left 72° 59' 11" a distance of 336.00 feet; thence turn left 40° 40' 00" a distance of 61.97 feet to the point of beginning.

BOOK 072 PAGE 783

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

1986 MAY 20 PM 12: 17

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 116.00
2. Mtg. Tax	—
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	122.00