

1177

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-6600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

This instrument was prepared by

(Name) Ray D. Gibbons  
(Address) Gordon, Silberman, Wiggins & Childs  
1500 Colonial Bank Building  
Birmingham, Alabama 35203



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 One Hundred Seventy-Five Thousand and No/100 Dollars (\$175,000.00)

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

**WILLIAM FLEMER, IV, and wife, JANE WEAVER FLEMER**

(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: **/an undivided one-half (1/2) interest in**

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Taxes for the year 1987 which are a lien, but not due and payable until October 1, 1987.
2. A 50 foot gas easement as shown by survey of Amos Cory dated April 27, 1987.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in  
Deed Book 242 page 952 and Deed Book 248 page 842 in the Probate Office.
4. Right of way granted to Shelby County as shown by instrument recorded in Deed Book 101  
page 263 in the Probate Office.
5. Easement to Plantation Pipe Line as shown by instrument recorded in Deed Book 112  
page 217 and Deed Book 254 page 323 in the Probate Office.
6. Mineral and mining rights excepted.
7. Less and except any part of subject property lying within the right of way of Martin  
Street as shown by survey of Amos Cory dated April 27, 1987.

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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  
GRANTEEES, 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,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17 day of July 1987

ATTEST:

**ROY MARTIN CONSTRUCTION, INC.**

By [Signature] President

STATE OF ALA  
COUNTY OF Jefferson

I, Ray D. Gibbons  
State, hereby certify that Ray 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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 17 day of July 1987

Form ALA-33

[Signature]  
Notary Public

# EXHIBIT A

A parcel of land in the South-Half of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13, thence run East along the South section line 969.65 feet to the easterly right of way of U. S. Highway No. 31; thence turn left 102 deg. 06 min. 33 sec. and run northwesterly along said right of way 428.12 feet to the point of beginning; thence continue last course along said right of way 256.56 feet to the southeasterly right of way of a proposed road; thence turn 90 deg. 30 min. 56 sec. and run northeasterly along said proposed right of way 149.46 feet; thence turn right 90 deg. 00 min. 00 sec. and run southerly along proposed right of way 5.0 feet to the point of a counterclockwise curve having a central angle of 28 deg. 05 min. 59 sec. and a radius of 396.93 feet; thence turn left 90 deg. 00 min. 00 sec. to the tangent of said curve and run along the arc of said curve 194.67 feet to the point of tangent of said curve; thence continue along tangent 96.80 feet to the point of a clockwise curve having a central angle of 15 deg. 03 min. 00 sec. and a radius of 1,397.26 feet; thence run along the arc of said curve 367.02 feet to the point of tangent of said curve; thence continue along said tangent 226.80 feet; thence turn right 58 deg. 04 min. 13 sec. and run southeasterly 131.98 feet to a point on the center line of Martin Street; thence turn right 87 deg. 14 min. 44 sec. and run southwest along centerline 92.12 feet; thence turn right 02 deg. 48 min. 54 sec. and run southwest along centerline 193.09 feet; thence turn left 00 deg. 15 min. 40 sec. and run southwest along centerline 127.39 feet; thence turn left 05 deg. 33 min. 00 sec. and run southwest along centerline 91.03 feet; thence turn left 07 deg. 57 min. 54 sec. and run southwest along centerline 84.18 feet; thence turn right 06 deg. 17 min. 36 sec. and run southwest along centerline 379.44 feet; thence turn left 10 deg. 37 min. 36 sec. and run southwest along centerline of 94.38 feet; thence turn right 154 deg. 38 min. 48 sec. and leaving said Martin Street run northerly 126.79 feet; thence turn left 79 deg. 29 min. 16 sec. and run west 232.96 feet; thence turn right 90 deg. 57 min. 30 sec. and run north 171.23 feet; thence turn left 90 deg. 57 min. 30 sec. and run west 233.86 feet to the point of beginning.

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

1987 JUL 20 PM 1:32

*Thomas A. Slaughter, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 175.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	181.00