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This Instrument Was Prepared By:
DANIEL M. SPITLER,
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. Julius E. Frith, Jr.
465 Meadowlark Place
Montgomery, AL 36115

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

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of NINETEEN THOUSAND SEVEN HUNDRED SIXTY AND NO/100 DOLLARS (\$19,760.00) to the undersigned GRANTOR, ROY MARTIN CONSTRUCTION, INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JULIUS E. FRITH, JR. and wife, BARBARA L. FRITH

(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:

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A parcel of land situated in the N.E. 1/4 of the N.W. 1/4 of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the N.W. Corner of the N.E. 1/4 of the N.W. 1/4 of Section 22 and go South 01 Degrees 05 Minutes 40 Seconds East along the West Boundary of said 1/4-1/4 Section for 749.00 feet; thence North 89 Degrees 06 Minutes 10 Seconds East for 502.80 feet to the point of beginning; thence continue along previous course for 204.07 feet to the Westerly Boundary of Big Oak Drive; thence South 44 Degrees 12 Minutes 00 Seconds East along said boundary for 376.84 feet to the beginning of a curve to the right, having a central angle of 98 Degrees 44 Minutes 50 Seconds and a radius 30.00 feet; thence along said curve for 51.70 feet to the point of tangent and the North Boundary of Highway No.12; thence South 54 Degrees 32 Minutes 50 Seconds West for 115.71 feet to the beginning of a curve to the right having a central angle of 21 Degrees 33 Minutes 19 Seconds and a radius of 656.16 feet; thence along said curve and said North Boundary for 246.85 feet; thence North 16 Degrees 47 Minutes 30 Seconds West for 503.34 feet to the point of beginning; being situate in Shelby County, Alabama.

SUBJECT TO: Restrictions, covenants and conditions as set out in instrument recorded in Real 81 page 950 in Probate Office of Shelby County, Alabama.

Right of Way granted to City of Alabaster by instrument recorded in Real 81 page 947 and Real 81 page 948 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 63 page 92 in Probate Office of Shelby County, Alabama.

\$17,784.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 29th day of September, 1987.

ROY MARTIN CONSTRUCTION, INC.

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

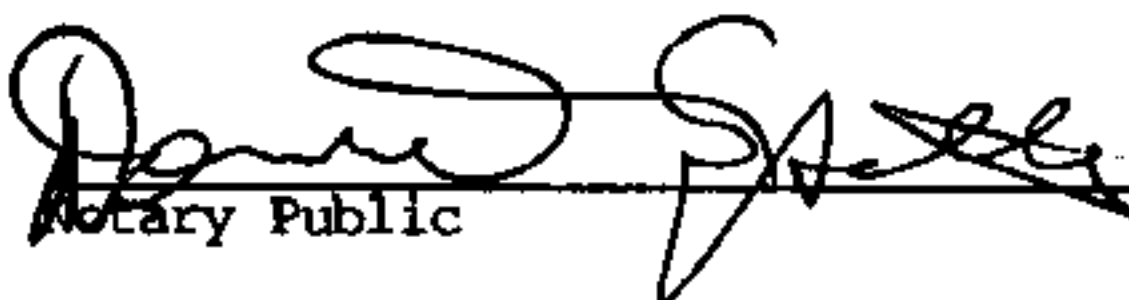
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy 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, on the day the same bears date.

Given under my hand and official seal this 29th day of September, 1987.

(NOTARIAL SEAL)


Notary Public

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

1987 SEP 30 PM 12:56


JUDGE OF PROBATE

1. Deed Tax	\$ 2.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	8.00

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