

679

This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Mr. Michael S. Wolf  
(Address) 1133 Independence Drive  
Alabaster, Alabama 35007

**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 NINETY-FOUR THOUSAND EIGHT HUNDRED THIRTY-SEVEN AND NO/100 DOLLARS

to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

MICHAEL S. WOLF and wife, PAULA W. WOLF

(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:

Lot 69, according to the survey of Autumn Ridge, as recorded in Map Book 12 page 4, 5 and 6, in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

SUBJECT TO:

Building setback line of 35 feet reserved from Independence Drive as shown by plat.  
Public utility easements as shown by recorded plat, including a 7.5 foot easement on the Rear.

Restrictions, covenants and conditions as set out in instrument recorded in Real 174 page 504 in Probate Office.

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 150 page 648 in Probate Office.

\$90,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 5.00  
2. Mtg. Tax         
3. Recording Fee 8.50  
4. Indexing Fee 1.00  
TOTAL 8.50

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

IN WITNESS WHEREOF, the said GRANTOR, by it President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of August 19 88..

ATTEST:

Secretary

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 SEP -9 AM 10:55

Judge of Probate

ROY MARTIN CONSTRUCTION, INC.

By

President, Roy L. Martin

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned  
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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 31st day of August

1988

Notary Public