

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. and Mrs. Bruce A. Martin
 (Address) 810 4th Avenue NW
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 SIXTY-THREE THOUSAND FOUR HUNDRED AND NO/100 (\$63,400.00) DOLLARS

to the undersigned grantor, **KEYSTONE HOMES, 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

BRUCE A. MARTIN and wife, LYNN O. MARTIN

(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 3, and the West 30 feet of Lot 2, Block 14, Alabaster Gardens Subdivision as
 recorded in Map Book 3 page 156, Shelby County, Alabama; being situated in Shelby
 County, Alabama.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Deed
 Book 175 page 68 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 156 page
 54 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument
 recorded in Real 25 page 135 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112
 page 321 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to granted to Alabama Power Company as set out by
 instrument recorded in Deed Book 181 page 34 in Probate Office of Shelby County,
 Alabama.

\$63,006.00 of the purchase price recited above was paid from a mortgage loan closed
 simultaneously herewith.

1. Dead Tax \$ 50

2. Mtg Tax

3. Recording Fee 3504. Indexing Fee 100TOTAL 400

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 1st day of February 19 89

ATTEST:

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

By

KEYSTONE HOMES, INC.

President, David L. Crockett

STATE OF ALABAMA
COUNTY OF

SHELBY

JUDGE OF PROBATE

I, the undersigned

David L. Crockett

State, hereby certify that
 whose name as President of Keystone Homes, 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 is 1st day of February

19 89.