

This form furnished by: **Cahaba Title, Inc.**

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

Send Tax Notice to:
(Name) Mr. and Mrs. Bradley C. Anderson
(Address) 1031 Independence Court
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 ONE HUNDRED SEVEN THOUSAND AND NO/100 (\$107,000.00) 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

BRADLEY C. ANDERSON and wife, KRISTI W. ANDERSON

(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 49, according to the survey of Autumn Ridge, as recorded in Map Book 12 pages 4,
5, & 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Independence Court as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot on the
South, a 7.5 foot on the North side and a 20 foot on the West side of lot.

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

Easement to Alabama Power Company as shown by instrument recorded in Real 220 page
453 and Real 220 page 455 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 as referred to in Real 150 page 648 in Probate Office of Shelby County,
Alabama.

\$96,300.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

1. Deed Tax \$ 11.00
2. Mtg. Tax 0
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 17.50

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, Roy L. Martin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of July 19 89

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary

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

By

President, Roy L. Martin

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STATE OF ALABAMA

COUNTY OF SHELBY

JUDGE OF PROBATE

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,

Given under my hand and official seal, this is 28th day of July

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