

1544

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

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

BOOK PAGE 805

Commence at the NW corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 43 deg. 45 min. 00 sec. East a distance of 29.00 feet; thence run South 03 deg. 10 min. 59 sec. East a distance of 44.65 feet; thence run South 00 deg. 55 min. 19 sec. East a distance of 200.68 feet; to the point of beginning of the tract of land herein described; thence run South 06 deg. 41 min. 00 sec. West a distance of 114.35 feet; thence turn 6 deg. 34 min. 00 sec. left and run Southerly 181.15 feet; thence turn 3 deg. 54 min. 00 sec. right and run Southerly 165.20 feet to a point on the Northeasterly right of way line of Alabama Highway No. 31; thence turn 42 deg. 53 min. 00 sec. left and run Southeasterly along said right of way line 17.75 feet; thence turn 89 deg. 03 min. 13 sec. left and run Northeasterly 86.56 feet to the point of beginning of a curve to the right, said curve having a central angle of 14 deg. 27 min. 56 sec. and a radius of 494.71 feet; thence run along said curve 124.90 feet; thence turn 84 deg. 10 min. 28 sec. left from the extension of the chord to said curve and run 392.44 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way limitations, if any, of record.

\$70,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 16 Nolen Lane, Alabaster, Alabama 35007

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 GRANTEE, their heirs and assigns, that it 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 GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Roy L. Martin, who is authorized to execute this conveyance, hereto set its signature and seal, this the 22nd day of March, 1990.

1. Deed Tax	36.00
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	42.50

State of Alabama
County of Shelby

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Roy L. Martin whose name as the 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, 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 ~~the~~ 22nd day of March, 1990.

Notary Public

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

My Commission Expires March 10, 1991