

SEND TAX NOTICE TO: ROBERT HESS  
2018 EAGLE PARK LANE  
BIRMINGHAM, AL 35242

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

## WARRANTY DEED

STATE OF ALABAMA,  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED EIGHTEEN THOUSAND NINE HUNDRED AND NO/100 (\$218900.00) DOLLARS to the undersigned grantor, **DON MARTIN CONSTRUCTION CO., INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **ROBERT HESS and NANCY S. HESS, HUSBAND AND WIFE** (herein referred to as GRANTEEES) 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 the County of Shelby, and State of Alabama, to-wit:

LOT 89, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 23, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

\$175100.00 OF THE PURCHASE PRICE HEREIN IS FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE, EXECUTED THIS DATE AND TO BE RECORDED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their 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, except as hereinabove provided, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by DONALD W. MARTIN, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of October, 1998.

ATTEST:

**DON MARTIN CONSTRUCTION CO., INC.**  
BY: *Donald W. Martin*  
**DONALD W. MARTIN, PRESIDENT**

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **DONALD W. MARTIN** whose name as PRESIDENT of **DON MARTIN CONSTRUCTION CO., 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 the 22nd day of October, 1998

*Christy P. Muehl*  
NOTARY PUBLIC FOR ALABAMA  
10-22-2004  
11/03/1998-43732  
02:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NEL 22.58

Inset A-1998-43732