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This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Barry Martin  
90 Miller Circle  
Pelham, AL 35124

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$205,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, JAMES DANIEL FORSTMAN and wife, EDWINA G. FORSTMAN, KEITH FORSTMAN, an unmarried man, KEVIN FORSTMAN, an unmarried man, KYLE FORSTMAN, an unmarried man, (herein referred to as Grantors) do grant, bargain, sell and convey unto BARRY W. MARTIN AND JANE C. MARTIN (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

From the SE corner of the NW 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West, run Westerly along the South boundary line of said NW 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West for 501.54 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the South boundary line of the NW 1/4 to the SE 1/4 of Section 21, Township 19 South, Range 2 West for 292.73 feet; thence turn an angle of 87 deg. 22 3/4 min. to the right and run Northerly 660 feet; thence turn an angle of 92 deg. 37 1/4 min to the right and run Easterly 294.0 feet; thence turn angle of 87 deg. 29 1/4 min. to the right and run Southerly 660.0 feet to the point of beginning. The land being a part of the NE 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West.

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

\$ 164,444.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$ 15,556.00 of the purchase price recited above was paid from a junior mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, We have hereunto set our hands and seal,  
this 24th day of May, 1991.

James D. Forstman  
JAMES DANIEL FORSTMAN

Edwina G. Forstman  
EDWINA G. FORSTMAN

Keith Forstman  
KEITH FORSTMAN

Kevin Forstman  
KEVIN FORSTMAN

Kyle Forstman  
KYLE FORSTMAN

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES DANIEL FORSTMAN, and wife, EDWINA G. FORSTMAN whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27<sup>th</sup> day of May, 1991.

Quinn L. Dunbar  
Notary Public

My Commission Expires: 11/20/92

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KEITH FORSTMAN, an unmarried man, KEVIN FORSTMAN, an unmarried man, KYLE FORSTMAN, an unmarried man whose names signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24 day of May, 1991.

Quinn L. Dunbar  
Notary Public

My Commission Expires: 11/20/92

zmartin.txt

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 JUN -6 PM 1:12

JUDGE OF PROBATE

1. Doc. Fee	2.50
2. Adm. Fee	1.00
3. Notary Fee	1.00
4. ...	1.00
5. ...	1.00
6. ...	1.00
Total	37.00

37.00