

This instrument was prepared by

Send Tax Notice To: Keith Martin

(Name) HOLLIMAN, SHOCKLEY, & KELLY, ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

name
148 Mallard Pointe Circle
Pelham, Alabama 35124
address

Inst # 1993-22784

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY SIX THOUSAND AND NO/100 (\$136,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GERALD M. ESCOE and wife, GWYNN B. ESCOE
(herein referred to as grantors) do grant, bargain, sell and convey unto
KEITH MARTIN and wife, LEE ANN MARTIN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 21, according to the Survey of Mallard Pointe Subdivision, as
recorded in Map Book 10, Page 70, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations,
covenants, and conditions of record, if any.

\$ 108,800.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1993-22784

08/03/1993-22784
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 36.00

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30TH
day of JUNE, 19 93

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

[Signature] (Seal)
GERALD M. ESCOE
[Signature] (Seal)
GWYNN B. ESCOE (Seal)

STATE OF ~~ALABAMA~~ GEORGIA
FULTON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that GERALD M. ESCOE and wife, GWYNN B. ESCOE
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 30 day of June, A. D., 19 93

My Commission Expires: _____

Notary Public, Cobb County, Georgia.
My Commission Expires April 4, 1995

Notary Public.