

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Nathan D. Martin

(Address) 211 Donaldson Road
Columbiana, Ala 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Five Thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hubert Neal Myers and wife, Johnnie Kathleen Myers

(herein referred to as grantors) do grant, bargain, sell and convey unto
Nathan D. Martin and Cindy L. 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:

SEE ATTACHED SHEET EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

04/09/1997-10993
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 19.50

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 3 day of February, 19 97

WITNESS:

(Seal) Hubert Neal Myers (Seal)
Hubert Neal Myers
(Seal) _____ (Seal)
(Seal) Johnnie Kathleen Myers (Seal)
Johnnie Kathleen Myers

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hubert Neal Myers and Johnnie Kathleen Myers whose name is 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 3 day of February, A. D., 19 97
Maucha J. Wilder
Notary Public

Inst # 1997-10993

EXHIBIT "A"

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said 1/4-1/4 for 800.88 feet to the center of a county road; thence 19 degrees 41 minutes right run Northeasterly along said road for 199.10 feet; thence 19 degrees 15 minutes right continue along said for for 377.80 feet; thence 51 degrees 36 minutes right run along said road for 287.34 feet; thence 87 degrees 10 minutes right run 71.30 feet; thence 1 degree 25 minutes right run 147.58 feet to the Point of Beginning; thence continue last described course for 168.03 feet; thence 88 degrees 56 minutes right run 258.75 feet; thence 90 degrees 00 minutes right run 168.00 feet; thence 90 degrees 00 minutes right run 261.86 feet to the Point of beginning.

Also a 20 foot easement the center of which is described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said 1/4-1/4 for 800.55 feet to the center of a county road; thence 19 degrees 41 minutes right run along said road for 199.10 feet; thence 19 degrees 15 minutes right continue along said road for 377.80 feet; thence 51 degrees 36 minutes right run along said road for 126.31 feet to the Point of Beginning; thence 68 degrees 23 minutes right run 166.06 feet; thence 25 minutes 30 seconds right run 68.33 to the point.

Together with the 70 ft. by 16 ft. Redman Kirkwood Mobile Home, Serial Number 11517087, located on said property. Said mobile home to remain on said property and not be removed therefrom until the purchase money above referred to has been paid in full. According to the survey of Thomas E. Simmons, LS 12945, dated September 18, 1990.

Inst # 1997-10993

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