

Birmingham Title Company, Inc.

814 NORTH 21ST STREET - PHONE 205-324-5383

Birmingham, Alabama 35203

This instrument was prepared by

(Name) Kenneth W. Martin
535 Dogwood Circle
(Address) Birmingham, AL 35244



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - BIRMINGHAM TITLE COMPANY, INC. \$500.00

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

That in consideration of Ten Dollars and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged ~~XXX~~ I,
FRANK E. DUNNAWAY,

(herein referred to as grantors) do grant, bargain, sell and convey unto
KENNETH W. MARTIN and wife, BRENDA SUE 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:

Commence at the NE Corner of NW 1/4 of NE 1/4 thence South 260' to point of
beginning thence south 60 then west 181 then north 61.5 then east 181 to point
of beginning less road right of way 0.12 AC (C)
DD 110' x 140' IRR
DB 280 P 122 4/1973

Inst # 1997-24423

08/04/1997-24423
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.00

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 ~~heirs, executors, and administrators~~ and for my ~~heirs, executors, and administrators~~ covenant with the said GRANTEES, their heirs
and assigns, that I am ~~(we)~~ 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 ~~(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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th
day of July, 1997.

WITNESS:

Virginia Dunaway (Seal) Frank E. Dunaway (Seal)
Patricia H. Martin (Seal) _____ (Seal)
_____ (Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, Carolyn Jo Noble, a Notary Public in and for said County, in said State,
hereby certify that Frank E. Dunaway
whose name 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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 4th day of July, A. D., 1997

Carolyn Jo Noble
CAROLYN JO NOBLE
My Commission Expires" 4/30/2003
Notary Public