

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
JUAN & SUZANNE MARTINEZ
25805 Hwy 25
W. 15 mi. 11c Ala 35186

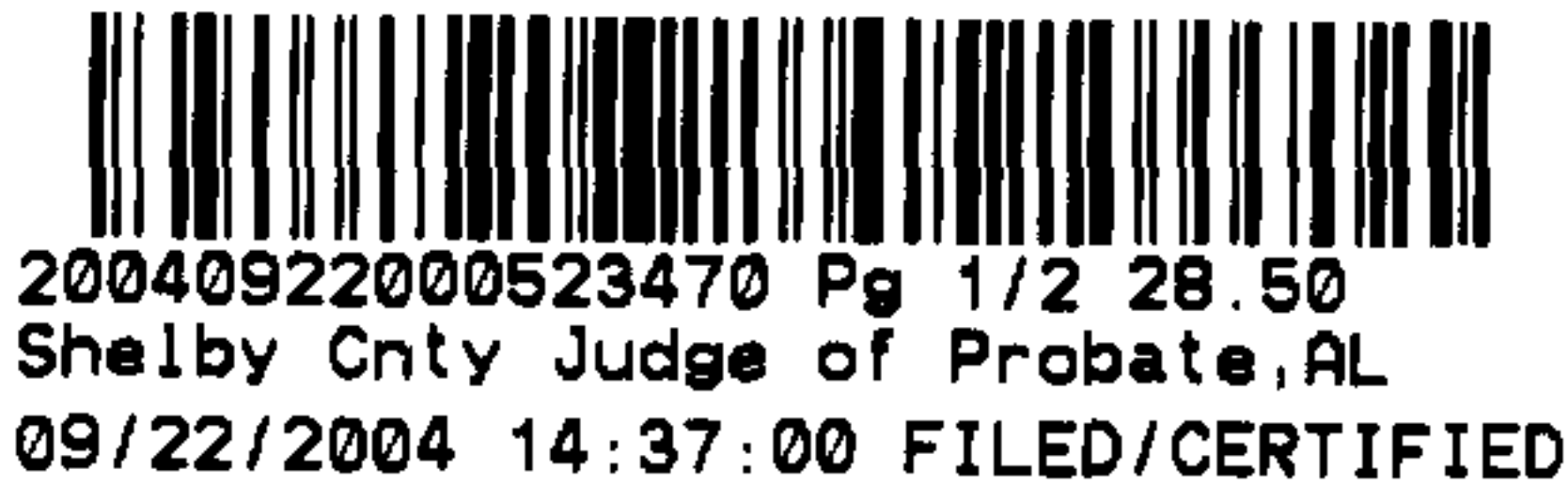
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FORTY TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/00 (\$142,750.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

FRED M. RICHARDS AND WIFE, SARAH JO RICHARDS

(herein referred to as grantor) grant, bargain , sell and convey unto,

JUAN C. MARTINEZ AND SUZANNE H. MARTINEZ



(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.
Situated in SHELBY County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

\$128,475.00 of the above-recited consideration was paid from a mortgage recorded 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of September, 2004.

FRED M. RICHARDS

SARAH JO RICHARDS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
FRED M. RICHARDS AND SARAH JO RICHARDS

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, 2004.

Notary Public

My commission expires: 10-16-04

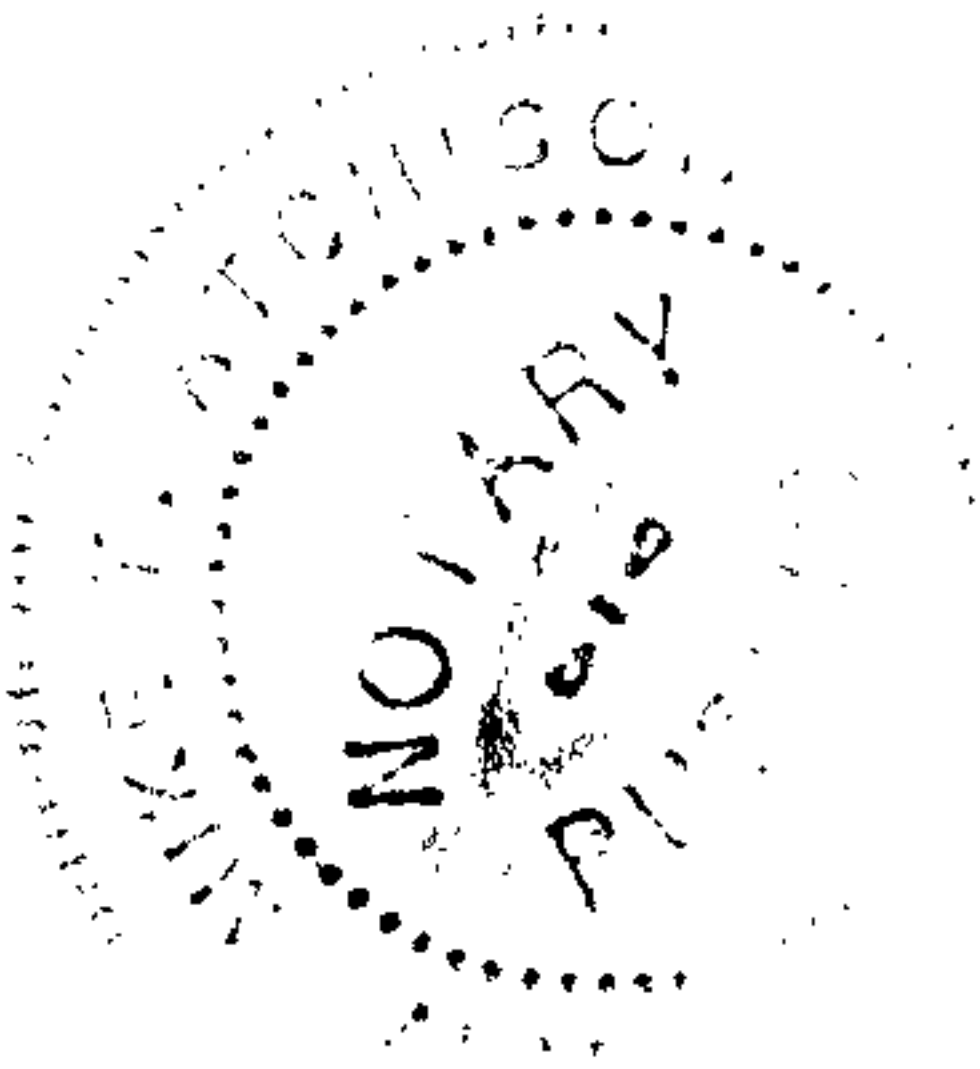


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

A parcel of land situated in Section 8, Township 21 South, Range 1 East, Shelby County, Alabama; Begin at the Northwest corner of Section 8; thence run South 89 degrees 39 minutes 22 seconds East for a distance of 672.49 feet; thence run South 06 degrees 00 minutes 30 seconds East for a distance of 218.34 feet; thence run North 89 degrees 39 minutes 22 seconds West for a distance of 419.50 feet; thence run South 06 degrees 00 minutes 30 seconds East for a distance of 214.82 feet to the northerly right of way line of U.S. Highway 25; thence run South 80 degrees 14 minutes 43 seconds West along said northerly right of way line for a distance of 302.70 feet; thence run North 00 degrees 00 minutes 00 seconds East for a distance of 483.58 feet to the point of beginning. According to the survey of Rodney Shiflett, Alabama Reg. No. 21784.

PARCEL B:

A parcel of land situated in Section 8, Township 21 South, Range 1 East, Shelby County, Alabama; Commence at the Northwest corner of Section 8; thence run South 89 degrees 39 minutes 22 seconds East for a distance of 672.49 feet to the point of beginning; thence continue along the last described course, a distance of 250.22 feet; thence run South 42 degrees 01 minute 22 seconds East for a distance of 372.30 feet to the northerly right of way line of U.S. Highway 25; thence run South 80 degrees 14 minutes 43 seconds West and along said northerly right of way line a distance of 886.41 feet; thence leaving said right of way North 06 degrees 00 minutes 30 seconds West for a distance of 214.82 feet; thence run South 89 degrees 39 minutes 22 seconds East for a distance of 419.50 feet; thence run North 06 degrees 00 minutes 30 seconds West for a distance of 218.34 feet to the point of beginning. According to the survey of Rodney Shiflett, Alabama Reg. NO. 21784.