

This instrument was prepared by:  
Mike T. Atchison, Attorney  
P.O. Box 822  
Columbiana, Alabama 35051

Send Tax Notice to:  
Douglas Edward Martin  
243 Essex Drive  
Sterrett, Alabama 35147

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

\$ 57,800.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the assumption of that certain mortgage recorded as Instrument #20030905000596020, and any 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, **Jeffrey James Pound and Leona Catherine Pound, husband and wife, (herein referred to as grantor)** grant, bargain, sell and convey unto **Douglas Edward Martin and Cynthia Ann Martin, (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 4-A1, according to the map of Oglesby Amendment to Shelby Shores, as recorded in Map Book 13, Page 34, being a resurvey of Lot 4-A, 1986 Addition to Shelby Shores, as recorded in Map Book 10, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way, and permits of record.

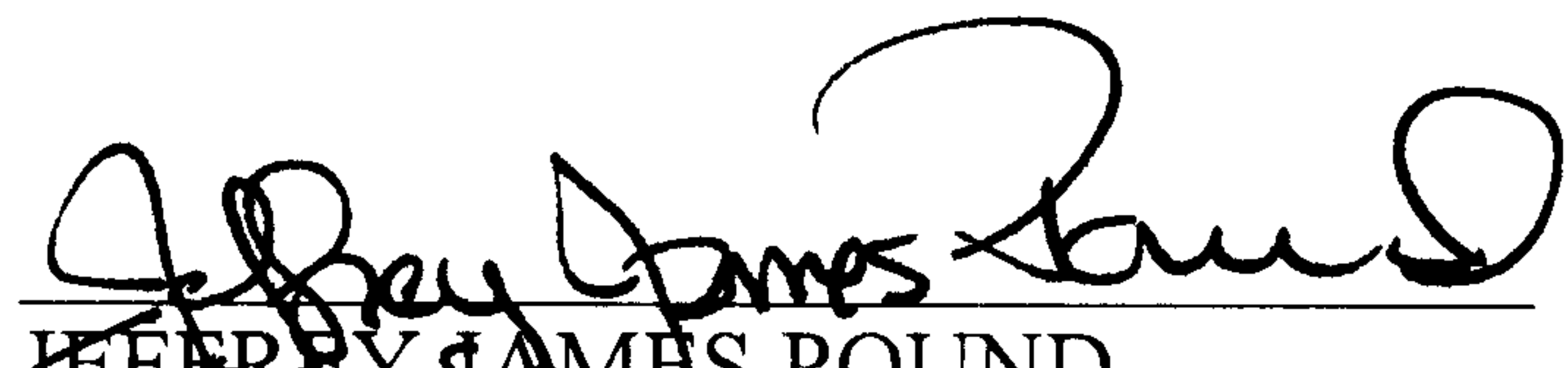
By acceptance of this deed, grantees herein agree to assume the unpaid balance under that certain mortgage from Jeffrey James Pound and wife, Leona Catherine Pound, dated September 5, 2005, recorded as Instrument #20030905000596020, in the Probate Office of Shelby County, Alabama.

outstanding balance \$ 57,800.00

**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, 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 12<sup>th</sup> day of ~~August~~ <sup>September</sup>, 2005.

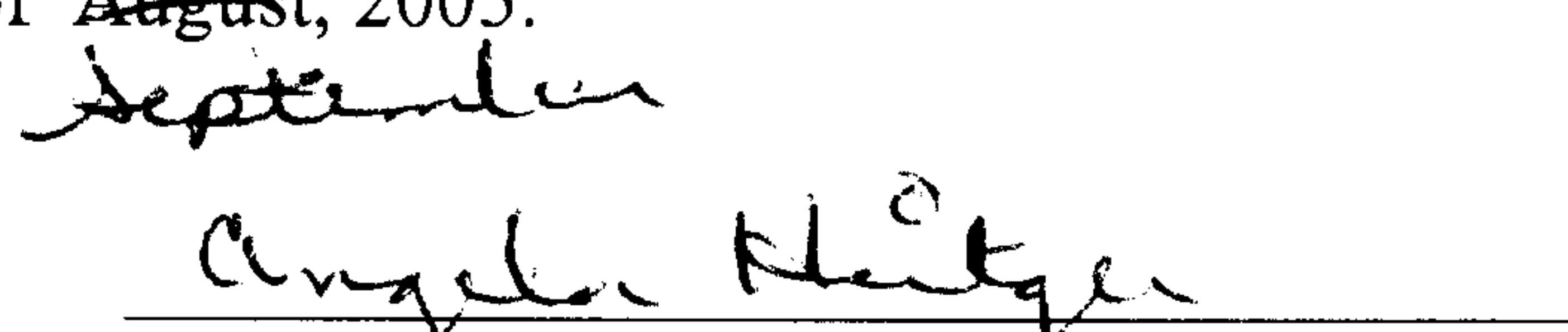
  
JEFFREY JAMES POUND

  
LEONA CATHERINE POUND

STATE OF OHIO  
COUNTY OF Tuscarawas )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify JEFFREY JAMES POUND and LEONA CATHERINE POUND, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 12<sup>th</sup> day of ~~August~~ <sup>September</sup>, 2005.

  
Notary Public

My commission expires:



Angela Heitger  
Notary Public, State of Ohio  
My Commission Expires  
1/20/2010

  
20051006000522980 1/1 \$69.00  
Shelby Cnty Judge of Probate, AL  
10/06/2005 03:52:16PM FILED/CERT