

This Instrument was Prepared by:

Send Tax Notice To: Karl JVann Martin
Rita Michele Martin

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

16 Baron Dr
Chelsea, AL 35043

File No.: MV-19-25998

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Two Thousand Four Hundred Ten Dollars and No Cents (\$102,410.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lisa P. Drew**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Karl JVann Martin and Rita Michele Martin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

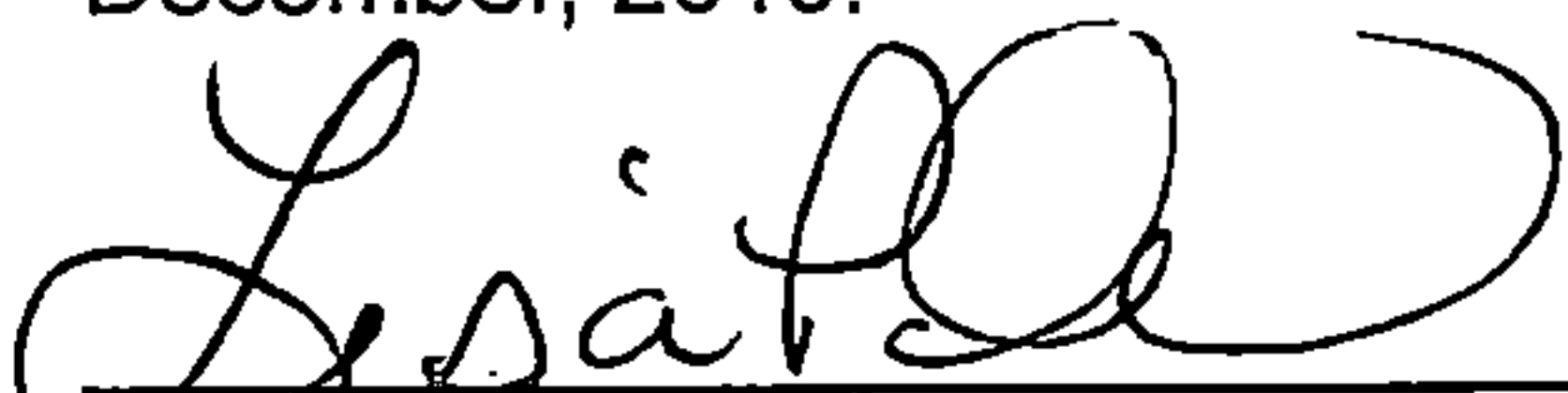
Property may be subject to taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No mobile homes, manufactured homes or RV residents to establish permanent residence on said property. No more than 3 homes shall be built on said parcel.

\$81,900.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of December, 2019.



Lisa P. Drew

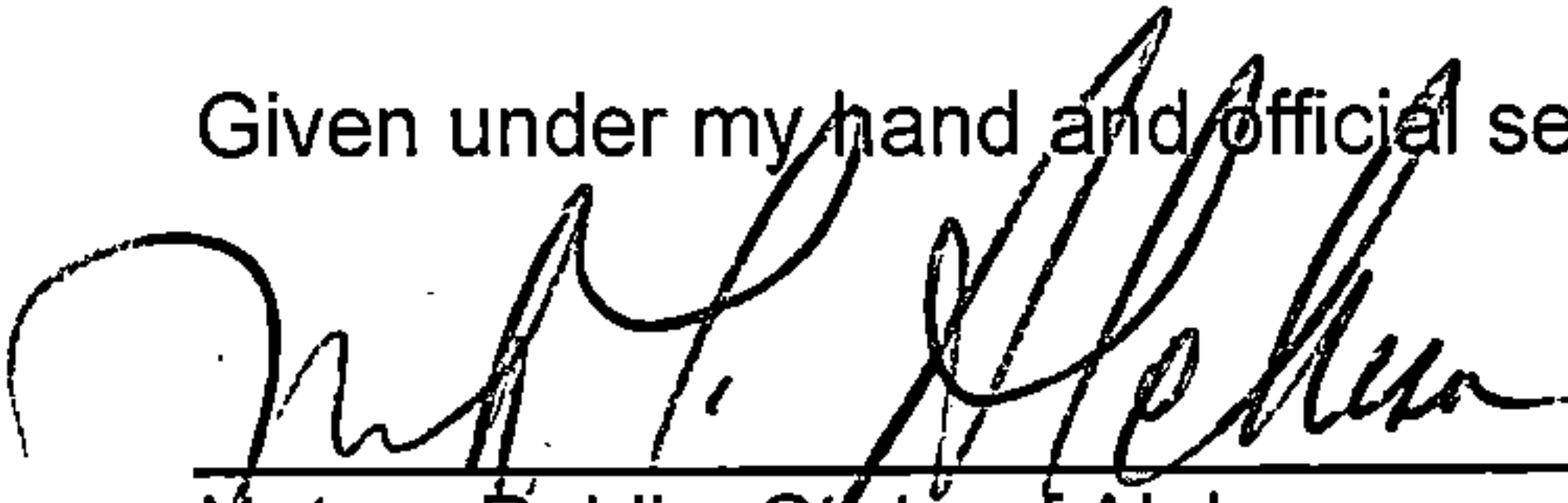

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Shelby Cnty Judge of Probate, AL
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State of Alabama

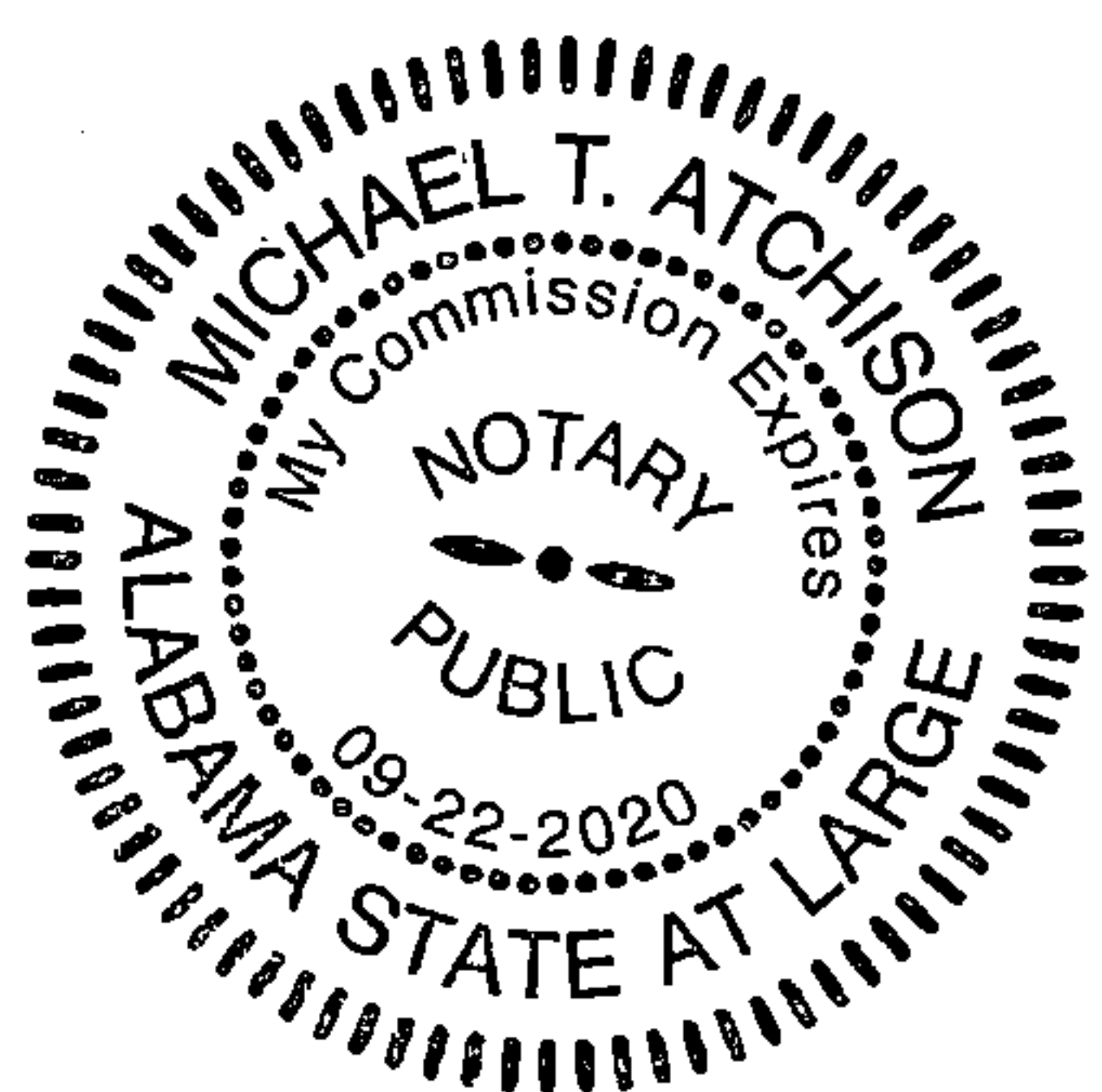
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lisa P. Drew, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 2019.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




Shelby County, AL 01/02/2020
State of Alabama
Deed Tax: \$102.50

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

BEGIN at the NE Corner of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°47'46"W for a distance of 663.91'; thence S01°06'23"W for a distance of 449.41'; thence S01°06'23"W for a distance of 502.07'; thence N89°03'59"E for a distance of 682.36'; thence N00°00'00"E for a distance of 942.55' to the POINT OF BEGINNING.

ALSO, a 40 ft. right of way easement for egress and ingress described as follows: Commencing at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 West; thence run West along the North line of said 1/4-1/4 section for 663.93 feet to the West line of the E 1/2 of said 1/4-1/4 section; thence 88 degrees 43 minutes 35 seconds left and run South along the West line of the E 1/2 of said 1/4-1/4 section for 951.32 feet to the point of beginning; thence continue the last described course for 1275.56 feet along the West line of the E 1/2 of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 West and the West line of the E 1/2 of the NE 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 1 West; thence 92 degrees 14 minutes 06 seconds left and run in an easterly direction 40 feet; thence turn an angle to the left and run in a northerly direction parallel to the West line of the E 1/2 of the NE 1/4 of the SE 1/4 and the West line of the East 1/2 of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 West a distance of 1275.56 feet; thence turn an angle to the left and run in a westerly direction parallel with the North line of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 West a distance of 40 feet to the point of beginning.


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