

This instrument prepared by

(Name) Courtney H. Mason, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand and no/100th Dollars (\$7,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, TRUMAN MARTIN, a single man, and EVA JANE M. MARTIN, a single woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto EVA JANE M. MARTIN, A SINGLE WOMAN, LLOYD AARON MARTIN, A SINGLE MAN AND WILLIAM THOMAS MARTIN, A SINGLE MAN, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

(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 FOR LEGAL DESCRIPTION

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 3rd day of August, 1982.

(Seal)

Truman Martin
TRUMAN MARTIN

(Seal)

(Seal)

(Seal)

(Seal)

Eva Jane M. Martin
EVA JANE M. MARTIN

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Truman Martin, a single man, and Eva Jane M. Martin, a single woman, whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, A. D., 1982.

Notary Public.

EXHIBIT "A"

A parcel of land situated partly in the SE 1/4 of the NE 1/4 and in the SW 1/4 of the NE 1/4, all being in Section 12, Township 21 South, Range 3 West, described as follows: Commence at the Northeast corner of the above said SE 1/4 of NE 1/4 and run in a Westerly direction along the north line of said 1/4-1/4 a distance of 1263.0 feet; thence turn an angle of 102 deg. 03 min. to the left for a distance of 294.72 feet to the point of beginning; thence continue along the same said course for a distance of 70.70 feet; thence turn an angle of 1 deg. 46 min. to the right for a distance of 100.65 feet; thence turn an angle of 20 deg. 55 min. to the right for a distance of 139.23 feet; thence turn an angle of 22 deg. 00 min. to the right for a distance of 48.17 feet; thence turn an angle of 27 deg. 48 min. to the right for a distance of 63.40 feet to the easterly right-of-way line of U. S. Highway 31, said point being on the North line of a Road or Driveway; thence turn an angle of 88 deg. 50 min. to the right along said easterly right-of-way line of U. S. Highway 31, for a distance of 130.87 feet; thence turn an angle of 5 deg. 22 min. to the right along said right-of-way line for a distance of 167.64 feet; thence turn an angle of 87 deg. 25 min. to the right for a distance of 240.88 feet to the point of beginning; being situated in Shelby County, Alabama.

Also an easement for the purpose of ingress and egress, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 3 West, thence in a westerly direction and along the North line of said 1/4-1/4 for a distance of 1263.0 feet; thence turn 102 deg. 03 min. to the left for a distance of 154.51 feet to the point of beginning of an 18.0 foot easement, said point being on the westerly right-of-way line of said Easement; thence continue along the last named course for a distance of 210.91 feet; thence turn 1 deg. 46 min. to the right along said westerly right-of-way line for a distance of 100.65 feet; thence turn 20 deg. 55 min. to the right along said westerly right-of-way line a distance of 139.23 feet; thence turn 22 deg. 00 min. to the right along the westerly or northerly right-of-way line for a distance of 48.17 feet; thence turn 27 deg. 48 min. to the right along said right-of-way line for a distance of 63.40 feet to the easterly right-of-way line of Highway 31 and the end of easement; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further considerations, the herein grantees expressly assume and promise to pay that certain mortgage to Collateral Investment Company dated October 26, 1972 and recorded in Mortgage Book 326 Page 746 in the Probate Office of Shelby County, Alabama; which mortgage was transferred to First Federal Savings & Loan Association by instrument recorded in Misc. Book 2, Page 844 of said Probate Office, according to the terms and considerations of said mortgage and the indebtedness thereby secured.

T. H. H.
E. D.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 AUG -6 PM 12:40

Deed 7.00
Rec. 3.50
Incl. 1.00
11.50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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