



Send tax notices to
Mr. and Mrs. Tilghman E. Martin
Route 1, Box 77-D
Chelsea, AL 35043

19830126000010630 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/26/1983 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Donald L. Newsom
Corretti & Newsom
(Address) 1804 7th Avenue North
Birmingham, AL 35203

837

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$50,900.00) Fifty Thousand Nine Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ross A. Cooke, Jr. and wife, Patricia C. Cooke
(herein referred to as grantors) do grant, bargain, sell and convey unto

Tilghman E. Martin and June G. 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:

Part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter, all being situated in Section 18, Township 20 South, Range 1 West, being more particularly described as follows: Commence at the Northwest corner of the above said Southeast Quarter of the Northeast Quarter and in a southerly direction along the west line of said quarter-quarter, run a distance of 330.10 feet; thence turn an angle of 88 degrees 37 minutes to the left for a distance of 55.0 feet; thence turn an angle of 121 degrees 09 minutes to the right, more or less, for a distance of 156.97 feet, more or less, to an existing iron pin marking the most westerly corner of the Ledbetter property being the point of beginning; thence turn an angle to the right of 9 degrees 41 minutes and run in a southwesterly direction for a distance of 10.00 feet to an existing iron pin, thence turn an angle to the right of 5 degrees 14 minutes and run in a southwesterly direction for a distance of 130.00 feet to an existing iron pin being the most northerly corner of the Harper property; thence turn an angle to the left of 105 degrees 16 minutes and run in a southeasterly direction for a distance of 420.00 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 10 minutes 34 seconds and run in a northwesterly direction for a distance of 167.03 feet to an existing iron pin, thence turn an angle to the left of 95 degrees 31 minutes 26 seconds and run in a northwesterly direction for a distance of 387.74 feet, more or less, to the point of beginning.

Mineral and mining rights excepted.

Continued on Reverse

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 18th day of January, 19 83

WITNESS:

Karen D. Comer (Seal)
Jimmie Hubbard (Seal)
Karen B. Leonard (Seal)

Ross A. Cooke, Jr. (Seal)
Patricia C. Cooke (Seal)

STATE OF ~~ALABAMA~~ NORTH CAROLINA

Guilford COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ross A. Cooke, Jr. and wife, Patricia C. Cooke whose name s 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of January, A. D., 19 83

Continuation

SUBJECT TO: (1) Ad valorem property taxes for the year 1983. (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto recorded in Volume 39, Page 268, in the Probate Office of Shelby County, Alabama. (3) Right of Way to Plantation Pipe Line easement as recorded in Volume 112, Page 288, in the said Probate Office. (4) Right of Way to Alabama Power Company as recorded in Volume 168, Page 165, and Volume 178, Page 281, in the said Probate Office.

\$48,850.00 of the purchase price recited herein was paid from mortgage loan closed simultaneously herewith..

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

1983 JAN 26 AM 9:35

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

See Postg. 42671.

Deed tax 2.50

Rec. 3.00

Ind. 1.00

6.50

BOOK 344 PAGE 780

Return to:

CORRETTI & NEWSOM

Ross A. Cooke &
Patricia C. Cooke

TO

Tilghman E. Martin and

June G. Martin

WARRANTY DEED

JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

