

THIS INSTRUMENT PREPARED BY:
NAME: Dale Corley, Attorney at Law
ADDRESS: 2100 16th Avenue South, Birmingham, AL

Send Tax Notice To:
Eugene D. Martenson
2724 Old Trace
Birmingham, AL 35243

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Paul Keith Johnston and wife, Doris T. Johnston

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Eugene D. Martenson
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 23, Block 1, according to the survey of Wildewood Village-First
Addition Second Sector as recorded in Map Book 8, page 78 in the
Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to existing easements, restrictions, set back lines, rights
of way, limitations, if any, of record.

\$49,000.00 of the purchase price \$62,400.00 was paid from a mortgage
loan closed simultaneously herewith.

BOOK 011 PAGE 465

STATE OF ALA. SHELBY CO.	RECORDING FEES
I CERTIFY THIS INSTRUMENT WAS FILED	Mortgage Tax \$
1984 DEC 12 AM 10:39	Deed Tax 13.50
Thomas A. Johnston, Jr.	Mineral Tax
JUDGE OF PROBATE	Recording Fee 2.00
	Index Fee 1.00

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 6th day of December, 1984.

Purchaser:
Eugene D. Martenson (Seal)
(Seal)
(Seal)

Paul Keith Johnston (Seal)
Doris T. Johnston (Seal)
(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 Paul Keith Johnston and wife, Doris T. Johnston whose name 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 6th day of December, A. D., 1984
[Signature]
Notary Public.