

SEND TAX NOTICE TO:

(Name) Douglas R. Martin
2566 Comanche Drive
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 2100 16th Avenue South, Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

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

Eirene C. August, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Douglas R. Martin and Jane Stevenson 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:

Lot 19A, Resurvey of Lots 14,15,16,17,18,& 19 Indian Valley, 3rd
Sector, as recorded in Map Book 5, Page 129, in the Office of the
Judge of Probate Shelby County, Alabama.

Subject ot mineral and mining rights as recorded in Volume 181,
page 385 in said Probate Office.

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

\$70,750.00 of the purchase price \$74,500.00 was paid from a mortgage
loan closed simultaneously herewith.

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, 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, I have hereunto set MY hand(s) and seal(s), this 1st

day of March, 1985.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 MAR -6 AM 9:59
Seal

Eirene C. August (Seal)
Eirene C. August (Seal)
C (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Eirene C. August, an unmarried Woman
whose name signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under and official seal this 1st March, 1985