

Prepared by: Trimmier and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35243

Send Tax Notice To: DON S. CHASTAIN
2905 WEDGEWOOD CIRCLE, BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND (\$175,000.00) DOLLARS to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I(We),
ROY MARTIN CONSTRUCTION, INC.

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, DON S. CHASTAIN and PEGGY A. CHASTAIN

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby, Alabama, to-wit:

Lot 27 and Block 1, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10 Page 104 a & b in the Probate Office of Shelby County, Alabama. All being situated in Shelby County, Alabama.

1. Deed Tax \$ 175.00
2. Mtg Tax _____
3. Recording Fee 2.50
4. Inspecting Fee 1.00
TOTAL 178.50

- (1) Subject to property taxes for the current year.
(2) Subject to easements, restrictions, covenants and conditions, if any.
(3) Subject to mineral and mining rights.

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 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 17th day of June, 1988.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 28 AM 9:09

Notary Public
JAMES H. HARRIS, JR.
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF SHELBY

ROY MARTIN CONSTRUCTION, INC. (SEAL)
BY: ROY MARTIN
ITS: [Signature] (SEAL)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy Martin as President of Roy Martin Const., whose name(s) _____ 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 foregoing conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of June, 1988.

My Commission Expires: 11-19-90

Notary Public

Calhoun Title