

SEND TAX NOTICE TO:

(Name) Barry W. Martin & Jane C. Martin
4602 Miller Circle
(Address) Helena, AL 35080
#10-5-21-0-001-032.002

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty-Five Thousand and 00/100-----DOLLARS

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

Harry D. Horton and wife, Dianne B. Horton

(herein referred to as grantors) do grant, bargain, sell and convey unto

Barry W. Martin and Jane C. 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:

See Exhibit "A" attached hereto and made a part hereof.

All of the consideration was paid from the proceeds of
purchase money mortgages.

5.00
1.00
6.00

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, we have hereunto set our hand(s) and seal(s), this 27th day of October, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Harry D. Horton (Seal)
Dianne B. Horton (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Harry D. Horton and Dianne B. Horton 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, A.D., 19 88

Notary Public.

EXHIBIT "A"

EXHIBIT A - LEGAL DESCRIPTION

Lot 2, according to the Survey of Colburn Subdivision as recorded in Map Book 9, page 24 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A tract of land situated in the SE 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest Corner of said quarter-quarter section, thence North along the West line thereof a distance of 300.0 feet to the point of beginning; thence continue North along said West line 247.0 feet; thence right 49 degrees and run Northeast 294.84 feet to the South right-of-way line of Miller Circle; thence an angle right of 114 degrees 57 minutes 30 seconds to tangent of a curve to the left, said curve having a radius of 248.24 feet and subtending a central angle of 45 degrees 53 minutes 15 seconds; thence along the arc of said curve a distance of 198.81 feet; thence 80 degrees 35 minutes and run South 365.31 feet; thence 90 degrees right and run West 317.20 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1989 which are a lien, but not due and payable until October 1, 1989.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

BOOK 212 PAGE 286

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV -4 AM 8:40

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Doc. Fee	_____
2. Mtg. Fee	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>