

THIS INSTRUMENT PREPARED BY:

James M. Tingle
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

SEND TAX NOTICE TO:

Mr. & Mrs. Terry K. Martin
Rt. 1, Box 216
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and the exchange of property located in Jefferson County having a valuation of Forty-four Thousand Nine Hundred and NO/100 Dollars (\$44,900.00) to the undersigned grantor in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, JACK J. HALL, a married man, (herein referred to as grantor) do grant, bargain, sell and convey unto TERRY K. MARTIN and wife, JULIA H. MARTIN, (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

6.6 acres, more or less, of land being situated in NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 13, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run S 89° 17' W along the south $\frac{1}{4}$ - $\frac{1}{4}$ line 252.8 feet to the SE corner of the lot previously conveyed by Hall; thence run along the east line of said lot N 02° 47' E 381.7 feet; thence continue along said line N 25° 13' W 737.6 feet; thence continue along said line N 39° 17' E 190.4 feet to a point on the southerly right of way line of Shelby County Road No. 16; thence run along said right of way line (a chord bearing and distance) S 32° 33' E 773.9 feet to a point where the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section intersects said highway right of way line; thence run along the east $\frac{1}{4}$ - $\frac{1}{4}$ line S 01° 13' E 540.2 feet, back to the beginning point.

SUBJECT TO:

1. Less and except any part of subject property now a part of a roadway.
2. Right-of-way to Shelby County in Deed Book 277, page 30.
3. Transmission line permits to Alabama Power Company in Deed Book 101, page 68, Deed Book 101, page 575, Deed Book 101, page 576, Deed Book 213, page 309, Deed Book 213, page 350 and Deed Book 213, page 378.
4. Ad valorem taxes currently due and payable in October, 1990.

The above described property does not constitute the homeplace of the Grantor.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted

✓ *Tingle Sexton*

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above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 22nd day of February, 1990.

WITNESS:

Paula K. Perry

Jack J. Hall (SEAL)
JACK J. HALL

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACK J. HALL, a married man, whose names is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, 1990.

Paula K. Perry
NOTARY PUBLIC

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

90 FEB 23 AM 11:26

William H. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax	—	\$ 45.00
2. Mtg. Tax	—	\$ 5.00
3. Recording Fee	—	\$ 5.00
4. Indexing Fee	—	\$ 3.00
5. No Tax Fee	—	\$ 0.00
6. Certified Fee	—	\$ 1.00
Total	—	\$ 59.00