

This instrument was prepared by:
Daniel M. Spiller
108 Chandalar Drive
Pelham, Alabama 35124

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Send Tax Notice to:
Carlton R. Martin
102 8th Street NS
Alabaster, Alabama 35007

CORPORATE FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Sixty-Five Thousand Five Hundred and 00/100'S *** (\$65,500.00) Dollars to the undersigned grantor, Good Folks Homebuilding, Inc., a corporation, (herein referred to as grantor) in hand paid by the grantee herein, the receipt whereof is acknowledged, the undersigned said grantor does by these presents grant, bargain, sell and convey unto Carlton R. Martin, husband, and Rebecca B. Martin, his wife (herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY, County, Alabama, to-wit:

Lot 2, according to a Resurvey of Lots 1 through 4 and 11 through 14, of Block 2, of Alabaster Gardens, as recorded in Map Book 13 page 95 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all restrictions and easements of record.

Mineral and mining rights excepted if not owned by Grantor.

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for each survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its, successors and assigns covenant with said GRANTEES, their successors their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President who is authorized to execute this conveyance, has hereto set its signature and seal this 28th day of February, 1990.

Good Folks Homebuilding, Inc., a corporation

BY: Roger D. Massey (Seal)
Roger D. Massey, President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger D. Massey, whose name as President of Good Folks Homebuilding, Inc., a corporation is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 28th day of February, 1990.

[Signature]
NOTARY PUBLIC:

My commission expires on 1/9/94

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

90 MAR -1 AM 9:35

[Signature]
JUDGE OF PROBATE

1. Deed Tax	-----	\$	---
2. Mtg. Tax	-----	\$	---
3. Recording Fee	-----	\$	2.50
4. Indexing Fee	-----	\$	3.00
5. No Tax Fee	-----	\$	1.00
6. Certified Fee	-----	\$	1.00
Total	-----	\$	7.50