

SEND TAX NOTICE TO:

(Name) William Mack Martin

(Address) 883 Oak Mountain Park Road
Pelham, Alabama 35124

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Five Thousand and no/100 DOLLARS

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

Frances Louise Calamusa, an unmarried woman

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

William Mack Martin and Alice Bube 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 Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$ 50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Frances Louise Calamusa is the surviving grantee of that certain deed recorded in Book 289, Page 292/293. The other grantee, Joe Calamusa, Jr., having died on the 20th day of March, 1990.

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 22nd day of July, 19 91.

WITNESS:

(Seal)

(Seal)

(Seal)

Frances Louise Calamusa (Seal)
Frances Louise Calamusa

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Frances Louise Calamusa, an unmarried woman

whose name 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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 22nd day of July, A. D., 19 91

William H. Halbrooks

Notary Public

BOOK 355 PAGE 500

EXHIBIT "A"

Parcel I

From the SW corner of the NW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West run Easterly along the North line of said 1/4 1/4 Section 578.82 feet to the Easterly Right of way of Interstate Highway 65 and point of beginning of land herein described; thence turn left an angle of 69 deg. 22 min. and run Northeasterly along said Right of Way 11.45 feet; thence turn left an angle of 07 deg. 17 min. and run Northeasterly along said Right of Way 70.0 feet; thence turn right an angle of 90 deg. 17 min. and run Southeasterly 151.22 feet; thence turn an angle of 90 deg. 00 min. and run Southwesterly 290.50 feet; thence turn right an angle of 90 deg. 00 min. and run Northwesterly 142.15 feet to the Easterly Right of Way of Interstate Highway 65; thence turn right an angle of 90 deg. 00 min. and run Northeasterly along said Right of Way 209.90 feet to point of beginning. This being a part of the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama.

Parcel II

From the NW corner of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West run Easterly along the North line of said 1/4 1/4 Section 578.82 feet to the Easterly Right of Way of Interstate Highway 65; thence turn right an angle of 110 deg. 33 min. and run Southwesterly along said Right of Way 209.90 feet to point of beginning of land herein described; thence continue Southwesterly along said Right of Way 314.48 feet to the Northern Right of Way of the Oak Mountain State Farm Road; thence turn left an angle of 81 deg. 30 min. Southeasterly along said Right of Way 144.37 feet; thence turn left an angle of 98 deg. 30 min. and run Northeasterly 338.03 feet; thence turn left an angle of 90 deg. 00 min. and run Northwesterly 142.75 feet to point of beginning. Being a part of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL 26 AM 9:15

JUDGE OF PROBATE

15.00
3.00
1.00
24.00