

SEND TAX NOTICE TO:

Carl C. Martin

(Name) Laverne M. Martin

1139 Lake Forest Circle

(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway Suite 650

(Address) Birmingham, Alabama 35209

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED THREE THOUSAND TWO HUNDRED SIXTY AND NO/100-----

to the undersigned grantor, ED GRAY HOMES, INC.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Carl C. Martin and Laverne M. Martin

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama.

Lot 204, according to the Survey of Riverchase Country Club, 9th Addition Residential Subdivision, as recorded in Map Book 8, Page 46 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

Advalorem taxes for the year 1992 which are a lien, but not due and payable until October 1, 1992.

Existing easements, rights of way and restrictions of record.

\$ 108,000.00 of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1992-16739

08/11/1992-16739
03:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 102.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, 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 the 5th day of AUGUST 19 92

ATTEST:

ED GRAY HOMES, INC.

By

Secretary

President

STATE OF Alabama
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr.

State, hereby certify that

whose name as

President of

ED GRAY HOMES, INC.

a corporation, 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, 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 the

5th

day of August

19 92

Gene W. Gray, Jr.

Notary Public