

Send Tax Notice to:
Mr. & Mrs. Barry W. Martin
90 Miller Circle
Pelham, Alabama 35124

This instrument was prepared by
Harold I. Apolinsky, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA
SHELBY COUNTY

\$39,000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **BARRY W. MARTIN** and wife, **JANE C. MARTIN** (hereinafter together referred to as "Grantors"), in hand paid by **BARRY W. MARTIN** and wife, **JANE C. MARTIN** (hereinafter together referred to as "Grantees"), the receipt of which is hereby acknowledged by the Grantors, the said Grantors do by these presents grant, bargain, sell, and convey unto the said Grantees, as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

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.

This conveyance is made subject to the following:

1. 1992 ad valorem taxes, a lien but not yet due and payable.

2. Any and all other recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

Return To S. Doss
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue
P. O. Box 55727
Birmingham, Alabama 35255

09/16/1992-20263
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HJS 48.00

Inst # 1992-20263

By the execution and delivery of this deed, Grantors and Grantees acknowledge that it is not their intention to create a joint tenancy with right of survivorship, but, on the contrary it is their intention to create and they do hereby create a form of concurrent ownership in property as tenants in common during the respective lives of the Grantees, with cross-contingent remainders in fee to and in favor of the survivor, and to the heirs and assigns of such survivor, which interests so created in the Grantees are indestructible by the act of one of the Grantees.

And the Grantors do, for themselves and their heirs, administrators, successors and assigns, covenant with the said Grantees that Grantors are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and Grantors' successors and assigns shall warrant and defend the same unto the said Grantees, their heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantees, as tenants in common and with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 10th day of September, 1992.


BARRY W. MARTIN


JANE C. MARTIN

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry W. Martin and wife, Jane C. Martin, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Sept. Given under my hand this the 10 day of Sept., 1992.


NOTARY PUBLIC
My Commission Expires: 7-7-94

Ref: LR/2747425

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