

Send Tax Notice to:
c/o Dr. 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

\$25,000

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**, AND **ANN WOODMAN SHOEMAKER** (hereinafter collectively 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 survive, and unto the survivor of the said Grantees, at the death of the others, 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:

From the SE corner of the NW 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West, run Westerly along the South boundary line of said NW 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West for 501.54 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the South boundary line of the NW 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West for 292.73 feet; thence turn an angle of 87 degrees 22 3/4 min. to the right and run Northerly 660 feet; thence turn an angle of 92 degrees 37 1/4 min. to the right and run Easterly 294.0 feet; thence turn an angle of 87 degrees 29 1/4 min. to the right and run Southerly 660.0 feet to the point of beginning. The land being a part of the NE 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West.

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.

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

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


Inst # 1992-20264

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 survive, and unto the survivor of the said Grantees, at the death of the others 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/2947430

Inst # 1992-20264
09/16/1992-20264
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 34.00