

SEND TAX NOTICE TO:

(Name) David Sean Martin
10580 N. Main Street
(Address) Wilsonville, AL 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand and no/100-----

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

Michael A. Martin and wife, Melissa A. Davis Martin

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

David Sean Martin and Kimberly Chole 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:

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence proceed in a Northerly direction along the East boundary line of said Section 36 for a distance of 1317.75 feet to a point, said point being the Northeast corner of the SE1/4 of the SE1/4 of said Section 36, Township 20 South, Range 1 East; thence turn an angle of 90 deg. 55 ' 32" to the left and proceed along the North boundary of said 1/4-1/4 Section for a distance of 235.21 feet to the point of intersection of the East right-of-way line of Shelby County Highway #61; thence turn an angle of 88 deg. 15' 46" to the right and proceed along said R.O.W. line for a distance of 221.94 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said R.O.W. for a distance of 174.00 feet to a point; thence turn an angle of 90 deg. 00' 00" to the right and run 242.00 feet to a point; thence turn an angle of 90 deg. 00' 00" to the right and run 184.30 feet to the point of intersection with the North boundary line of property owned by Waylon Davis; thence turn an angle of 92 deg. 20' 30" to the right and proceed along said North property line of Davis for 242.20 feet to the point of beginning. Said parcel of land is lying in the NE1/4 of the SE1/4 of Section 36, Township 20 South, Range 1 East.

Situated in Shelby County, Alabama.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

According to survey of Lewis H. King, Jr., Reg. L.S. #12,487, dated February

29 AND 1980 OLD 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, we have hereunto set our hand(s) and seal(s), this 25th

day of November, 19 92.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Michael A. Martin (Seal)
Michael A. Martin (Seal)
Melissa A. Davis Martin (Seal)
Melissa A. Davis Martin

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael A. Martin and wife, Melissa A. Davis Martin whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, A.D., 19 92

Notary Public.