

SEND TAX NOTICE TO:

(Name) Grantees

(Address) 1417 Queen Avenue
Alabaster, AL 35007

This instrument was prepared by

(Name) Douglas Rogers, Attorney

(Address) 1920 Mayfair Drive Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

TITLE NOT EXAMINED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred and no/100 DOLLARS

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

John Minley and wife Felicia Wesley Minley

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

John Martin and Polly R. 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 NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 20 South, Range 3 West, also being the SW Corner of Lot 2, Kingwood as recorded in Map Book 6, Page 40 in the Probate Office of Shelby County, Alabama; thence S $89^{\circ} 52' 44''$ E and along the South line of said Lot 2, Kingwood a distance of 87.02 feet to the Point of Beginning; thence S $63^{\circ} 10' 26''$ E, a distance of 6.77 feet; thence N $83^{\circ} 3' 16''$ E, a distance of 24.73 feet; thence N $89^{\circ} 52' 44''$ W and along the South line of said Lot 2, Kingwood a distance of 30.59 feet to the Point of Beginning.

Inst # 1993-00664

01/08/1993-00664
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 7.00

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, We have hereunto set OUR hand(s) and seal(s), this 30th

day of December, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

John Minley
JOHN MINLEY (Seal)

Felicia W. Minley
FELICIA WESLEY MINLEY (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Minley and wife Felicia Wesley Minley 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 30th day of December, A.D., 1992

[Signature]
Notary Public.
My Commission expires: 2-26-95