

WARRANTY DEED

SEND TAX NOTICE TO:

Rodney Martin
34 Hunter's Trace
Pelham, Alabama 35124

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

Inst # 1993-12638

05/05/1993-12638
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NCD 14.00

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of NINETY FOUR THOUSAND NINE HUNDRED AND 00/100*****DOLLARS (\$94,900.00*****) to the undersigned Grantor or Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, I/we, Norman E. Cowden and wife, Nancy K. Cowden (herein referred to as Grantors) do grant, bargain, sell and convey unto Rodney Martin, an unmarried man (herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 34, according to the Survey of Hunter's Glen, as recorded in Map Book 6, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and Ad Valorem taxes for the year 1993, which said taxes are not due and payable until October 1, 1993. \$90,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) 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 said Grantee(s), his/her/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 heirs, executors and administrators shall, warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28 day of APRIL, 1993.

Norman E. Cowden (Seal)
Norman E. Cowden

Nancy K. W. Cowden (Seal)
Nancy K. W. Cowden

State of ~~Alabama~~ ^{GEORGIA}
~~Shelby County~~ ^{DEKALB COUNTY}

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Norman E. Cowden and wife, Nancy K.W. Cowden, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28 day of APRIL, 1993.

H. A. Jeffries

Notary Public

Notary Public, DeKalb County, Georgia

My Commission Expires January 20, 1997

My commission expires: _____

(SEAL)

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Return To: *CMM*
Corley, Moncus A. Ward, P.C.
2100 Peachtree Road
Atlanta, GA 30309
404.261.1100