

This instrument was prepared by:
 NEWMAN & SEXTON, Attorneys at Law
 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Seven Thousand Five Hundred and No/100 Dollars (\$127,500.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Samuel C. Campisi and wife, Janet S. Campisi, (herein referred to as "Grantors"), hereby grant, bargain, sell, and convey unto Craig S. Martin and Karen H. Martin, (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Woodvale Subdivision, as recorded in Map Book 12, pages 21 and 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: 1) Advalorem taxes for the years 1993, and thereafter; 2) 40 foot building setback line from Woodvale Road; 3) Easements to Colonial Pipe Line Company in Deed Book 223, page 431 and Deed Book 268, page 211; 4) Easements to Southern Natural Gas Company as recorded in Deed Book 91, page 231; 5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 86, page 182; 6) Right of way to Shelby County in Deed Book 271, page 726; 7) Restrictions, conditions and limitations in Real Volume 189, page 620 and Real Volume 246, page 931; and 8) Agreement with Alabama Power Company in Real Volume 189, page 630.

Grantees Address: 6049 Woodvale Road, Helena, Alabama 35080.

TO HAVE AND TO HOLD to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals,
this twenty-ninth day of September, 1993.

Samuel C. Campisi (Seal)
Samuel C. Campisi

Janet S. Campisi (Seal)
Janet S. Campisi

10/05/1993-30592
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 138.50

Inst # 1993-30592

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Samuel C. Campisi and Janet S. Campisi, whose names 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 twenty-ninth day of September, 1993.


Notary Public - Larry R. Newman
My Commission Expires: 1-02-96

ist. # 1993-30592

10/05/1993-30592
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 138.50