

This instrument was prepared by

(Name) Joyce K. Lynn  
1109 Townhouse Road  
(Address) Helena, AL 35080

Send Tax Notice To: John W. Martin, Jr. and Myra Martin  
name 107 Moss Hill Lane  
Calera, Alabama 35040  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --ONE HUNDRED TWENTY THREE THOUSAND AND NO/100----- DOLLARS

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

Joe Killingsworth

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

John W. Martin, Jr. and Myra H. 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:

Lot 43, according to the survey of Southern Hills,  
Sector 6 as recorded in Map Book 17 Page 93, in  
the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Inst # 1993-41180

12/23/1993-41180  
09:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDI MCD 131.50

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 9th  
day of December, 1993.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Joe Killingsworth (Seal)  
Joe Killingsworth (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Joyce K. Lynn, a Notary Public in and for said County, in said State,  
hereby certify that Joe Killingsworth  
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 9th day of December A. D., 1993.