

SEND TAX NOTICE TO:
John C. & Patricia W. Martin
782 80th Street South
Birmingham, AL 35206



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) STONE, PATTON, KIERCE & FREEMAN
(Address) 118 N. 18th Street
Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY

KNOW ALL MEN BY THESE PRESENTS,

COUNTY

That in consideration of ONE HUNDRED ELEVEN THOUSAND THREE HUNDRED TWELVE AND 00/100 DOLLARS

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

GRAHAM N. WEBSTER, a married man

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

JOHN C. MARTIN and wife, PATRICIA W. 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 3, according to the Map of South Cove, Third Sector, as recorded in Map Book 18, Page 109, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

- (1) Taxes for the year 1994 and subsequent years not yet due and payable
- (2) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 138, Page 228; Deed Book 138, Page 250 and Deed Book 169, Page 22
- (3) Right of way and rights to Jefferson County in Deed Book 149, Page 548.
- (4) Right of way and rights to Shelby County in Deed Book 282, Page 570 and as shown in Lis Pendens Book 4, Page 445.
- (5) Easements; building line and restrictions of record

\$83,484.00 of the above recited consideration is being furnished through a mortgage to Peoples Bank being recorded simultaneously herewith.

The undersigned, Graham N. Webster, hereby certifies that the above described property does not constitute his homestead, or that of his spouse, as defined by Code of Alabama, Section 6-10-2.

109/21/1994-28716
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 36.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set MY hand(s) and seal(s), this 16th

day of September, 19 94

WITNESS:

(Seal) Graham N. Webster (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

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 Graham N. Webster 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 16th day of September A.D., 19 94

My Commission Expires: 4-28-97

Curran J. Clay

Notary Public

Inst # 1994-28716