

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) JAMES M. MARTIN and KIMBERLY A. MARTIN
(Address) 6695 Chelsea Road
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Five Thousand and no/00----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
SCOTT P. SMITH, A SINGLE MAN AND DEANNA D. SMITH, A SINGLE WOMAN

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

JAMES M. MARTIN and wife, KIMBERLY A. 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN
FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING
CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 80,750.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Inst # 1995-23584

1995-23584

08/28/1995-23584
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 15.50

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 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 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 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 16th
day of August, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

SCOTT P. SMITH (Seal)
SCOTT P. SMITH

DEANNA D. SMITH (Seal)
DEANNA D. SMITH

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby
certify that SCOTT P. SMITH, A SINGLE MAN AND DEANNA D. SMITH, A SINGLE WOMAN, 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 16th day of August A.D., 19 95.

My Commission Expires:

Notary Public

EXHIBIT "A"

Part of the SW 1/4 of the NW 1/4 of Section 23, Township 20 South, Range 1 West, more particularly described as follows:

Commence at the SE corner of Parcel #5, according to the Map of Hartsfield Estates as recorded in Map Book 14, Page 50-B, in the Office of the Judge of Probate of Shelby County, Alabama; thence run N 01 degrees 59 minutes 03 seconds for a distance of 271.85 feet to the point of beginning; thence continue along last described course for a distance of 326.05 feet; thence run N 13 degrees 37 minutes 35 seconds E for a distance of 70.03 feet; thence run N 34 degrees 10 minutes 53 seconds E for a distance of 139.46 feet; thence run N 39 degrees 06 minutes 41 seconds E for a distance of 208.65 feet; thence run N 75 degrees 35 minutes 56 seconds E for a distance of 37.70 feet to the Westerly right of way of Shelby County #47; thence run S 06 degrees 27 minutes 05 seconds W along said right of way for a distance of 707.06 feet; thence leaving said right of way run N 83 degrees 32 minutes 55 seconds W for a distance of 196.07 feet to the Point of Beginning.

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