

SEND TAX NOTICE TO:

(Name) Mark H. Martin

(Address) 736 Whippoorwill Drive
Birmingham, Alabama 35244

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Eighty Thousand and no/100-----(\$180,000.00) DOLLARS

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

Donna Thompson Allen and husband, C. Paul Allen

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

Mark H. Martin and Lori D. 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 29, according to the Third Addition, Riverchase West, Residential Subdivision, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$162,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-24906

09/08/1995-24906
10:19 AM CERTIFIED

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 23rd

day of August, 19 95

WITNESS:

(Seal) Donna Thompson Allen (Seal)

(Seal) C. Paul Allen (Seal)

(Seal) C. Paul Allen (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

the undersigned Donna Thompson Allen and husband, C. Paul Allen a Notary Public in and for said County, in said State,

do hereby certify that they are known to me, acknowledged before me

and on this day, that, being informed of the contents of the conveyance they executed the same voluntarily

on the day the same bears date, 23rd day of August, A. D., 19 95

Given under my hand and official seal this 23rd day of August, A. D., 19 95

William H. Halbrooks
Notary Public