

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

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
(Name) FRED N. MARTIN & JOYCE M. MARTIN
(Address) 8600 Highway 155
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Three Thousand Four Hundred and no/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
CHARLES E. COX and wife, WANDA COX
(herein referred to as grantors), do grant, bargain, sell and convey unto
FRED N. MARTIN and wife, JOYCE M. 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.

\$ 63,400.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1995-32426

11/09/1995-32426
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00

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 6th
day of November, 19__.

WITNESS

____ (Seal)

____ (Seal)

____ (Seal)

Charles E. Cox (Seal)
CHARLES E. COX

Wanda Cox (Seal)
WANDA COX

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 CHARLES E. COX and wife, WANDA COX, 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 6th day of November, A.D., 19 95.

My Commission Expires

Inst # 1995-32426

EXHIBIT "A"

A parcel of land in the East 1/2 of the NE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Westerly along the North line of said Section 11, a distance of 676.72 feet to a point; thence turn a deflection angle of 94 deg. 29 min. 05 sec. to the left and run Southerly a distance of 759.11 feet to an existing steel axle corner and the point of beginning of the property as monumented and herewith described; thence continue along last described course a distance of 212.35 feet to an existing steel axle corner set on the Northerly right of way line of Highway No. 155; thence turn a deflection angle of 134 deg. 31 min. 33 sec. to the right and run Northwesterly along said right of way line of said Highway a distance of 322.33 feet to an existing steel pipe corner; thence turn a deflection angle of 138 deg. 52 min. 48 sec. to the right and run Easterly a distance of 230.21 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1995-32426

11/09/1995-32426
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00