

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(No title examination provided)

SEND TAX NOTICE TO:
Charlotte J. Martin
2205 Highway 35
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

*16,000.00
KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Love and Affection and other good and valuable consideration, to the undersigned grantor, Charlotte J. Martin, a married woman, Roger E. Jones, an unmarried man, and Ruby A. Jones, an unremarried widow, in hand paid by Charlotte J. Martin and Brandy Lee Martin, the receipt whereof is hereby acknowledged, the said Charlotte J. Martin, a married woman, Roger E. Jones, an unmarried man, and Ruby A. Jones, an unremarried widow (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Charlotte J. Martin and Brandy Lee Martin (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said quarter-quarter Section a distance of 72.82 feet; thence 75 degrees 30 minutes left and run in a Southwesterly direction a distance of 170.61 feet; thence 22 degrees, 29 minutes right and run in a Southwesterly direction, a distance of 644.69 feet; thence 0 degrees 44 minutes right in a Southwesterly direction along the Southeasterly right-of-way line of Fungo Hollow Road a distance of 208.62 feet to a point; thence an angle left of 6 degrees 37 minutes 15 seconds and run in a Southwesterly direction along said right-of-way a distance of 72.33 feet; thence an angle left of 95 degrees, 29 minutes and run in a Southeasterly direction a distance of 193.61 feet; thence an angle right of 90 degrees, 35 minutes and run in a Southwesterly direction a distance of 130.68 feet; thence an angle right of 88 degrees, 38 minutes, 25 seconds and run in a Northwesterly direction a distance of 202.28 feet; thence an angle right of 94 degrees 21 minutes 35 seconds and run in a Northeasterly direction a distance of 91.75 feet; thence an angle right of 1 degree, 54 minutes and run in a northeasterly direction a distance of 42.07 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Easements and restrictions of record.

Grantors herein are all of the heirs at law of Edward P. Jones, the Grantee in that certain Warranty Deed recorded in Book 337, at Page 638, in the Office of the Judge of Probate of Shelby County, Alabama, the said Edward P. Jones having died on or about October 14, 1995.

The above-described property does not constitute the homestead of Charlotte J. Martin, one of the Grantors herein.

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01/05/1996-00443
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 27.00

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TO HAVE AND TO HOLD to 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 said Grantors, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 18th day of December, 1995.

WITNESSES:

Leanne S. Centell

Charlotte J. Martin
Charlotte J. Martin

Leanne S. Centell

Roger E. Jones
Roger E. Jones

Leanne S. Centell

Ruby A. Jones
Ruby A. Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte J. Martin, Roger E. Jones and Ruby A. Jones, 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 seal this 18th day of December, 1995.

Leanne S. Centell
Notary Public

My Commission Expires: _____

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