



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

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
2204 Lakeshore Drive Suite 130
(Address) Birmingham, Alabama 35209

Send Tax Notice:
Darry W. Martin

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Twenty Six Thousand Five Hundred Dollars and no/100

to the undersigned grantor, Yellowleaf Estates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto
Darry W. Martin and Karen P. 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 2, according to the Survey of Yellowleaf Ridge Estates, First Addition, as recorded
in Map Book 20, Page 104, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines,
rights of way, limitations, if any, of record.

\$ 19,875.00 of the above recited purchase price was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1996-08469

03/15/1996-08469
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors 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 said GRANTOR, by its Vice President, Rodney McGinnis
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of March 19 96

ATTEST:

Yellowleaf Estates, Inc.

By Rodney McGinnis V.P.
Rodney McGinnis President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned _____ a Notary Public in and for said County in said
State, hereby certify that Rodney McGinnis
whose name as Vice President of Yellowleaf Estates, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of March 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept. 30, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Shirley W. Mitchell

Notary Public

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