

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

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This instrument was prepared by:

(Name) Courtney Mason and Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Darryl W. Martin
(Address) _____

EASEMENT

INGRESS AND EGRESS ~~WARRANTY DEED~~, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Johnny Martin and wife, Betty Connor Martin
(herein referred to as grantors), do grant, bargain, sell and convey unto
Darryl W. Martin and wife, Tammy Clistine 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:

A twenty foot (20.0') wide easement for ingress and egress ^{and utilities} along an existing driveway, the centerline of which is described as follows:
Commence at the southwest corner of the NE 1/4 of the SE 1/4 of Section 11, Township 24 north, Range 12 east, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter 720.73' to a point; Thence turn 91 deg. 02 min. 51 sec. left and run westerly 30.04 feet to a point; thence turn 51 deg. 20 min. 19 sec. right and run northwesterly 74.50 feet to a point in the centerline of OLD BARN ROAD and the point of beginning, on the centerline, of the easement being described; thence turn 180 deg. 00 min. 00 sec. right and run southeasterly along the centerline of an existing driveway 74.50 feet to a point; thence turn 51 deg. 20 min. 19 sec. left and continue along centerline of driveway 96.28 feet to a point; thence turn 18 deg. 50 min. 03 sec. right and continue along centerline of said driveway 44.79 feet to a point; thence turn 27 deg. 27 min. 28 sec. right and continue along driveway 51.72 feet to a point; thence turn 38 deg. 12 min. 36 sec. left and continue along centerline of said driveway 54.61 feet to a point; thence turn 00 deg. 19 min. 27 sec. left and continue along centerline of said driveway 66.24 feet to the intersection of centerline of driveway with the westerly line of subject property being served and the end of required easement.

05/24/1996-16887
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD

RETURN TO:

ALTER HOMES, INC.
P.O. BOX 31001
TAL A, HOUSTON 77033-3601

Inst # 1996-16887

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 10th day of April, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Johnny Martin (Seal)
Betty Connor Martin (Seal)
Betty Connor Martin (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny Martin and wife, Betty Connor Martin, 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 10th day of April, A.D., 19 96.

7-9-98

My Commission Expires:

Notary Public