

SEND TAX NOTICE TO:

(Name) Lloyd E. Fuller, Jr.

(Address) 137 Chestnut Lane
Helena, AL 35080

This instrument was prepared by

(Name) George W. Beasley, Jr., Attorney At Law

3114 Allison Bonnett Drive

(Address) Hueytown, Alabama 35023

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Four Thousand One Hundred and 00/100 DOLLARS

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

Don Martin Construction Company, Inc.

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

Lloyd E. Fuller, Jr. and Melissa Fuller

(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 32, according to the Survey of Chestnut Glen, Phase Two, as recorded in Map Book 13, Page 17, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions, and rights-of-way of record.

Subject to current year's taxes, and future years unless exempt.

Inst # 1996-22429

07/11/1996-22429
03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 46.50

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, I have hereunto set my hand(s) and seal(s), this 3rd

day of June, 1996.

WITNESS:

(Seal)

(Seal)

(Seal)

Donald W. Martin
Don Martin Construction Co., Inc.
by its President Donald W. Martin

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, George W. Beasley, Jr., a Notary Public in and for said County, in said State,

hereby certify that Donald W. Martin, in his capacity and acting with full authority

whose name 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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 3rd day of June, A.D. 1996

George W. Beasley, Jr.
Notary Public

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