

SEND TAX NOTICE TO: CATHY W. MARTIN AND HUSBAND, ROGER D. MARTIN  
110 BROOKLINE LANE, HELENA, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THIRTY SIX THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$36,750.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES hereof the receipt of which is hereby acknowledged, I (We), RANDALL K. FOWLER AND WIFE, LEANNE G. FOWLER (hereinafter referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, CATHY W. MARTIN AND HUSBAND, ROGER D. 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:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4-NW 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND PROCEED S 0 DEGREES 07' 57" W, ALONG THE WEST BOUNDARY OF SAID NE 1/4-NW 1/4 FOR A DISTANCE OF 511.21 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY BOUNDARY OF COUNTY ROAD NO. 109; THENCE PROCEED ALONG THE CHORD OF A CURVE HAVING A RADIUS OF 4886.00 FEET AND DELTA ANGLE OF 00 DEGREES 56' 17" A CHORD BEARING OF S 35 DEGREES 28' 59" E AND A CHORD DISTANCE OF 80.00 FEET TO A POINT ON THE AFOREMENTIONED COUNTY ROAD NO. 109 RIGHT OF WAY BOUNDARY; THENCE LEAVING SAID ROAD BOUNDARY PROCEED N 49 DEGREES 50' 39" E 875.03 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFOREMENTIONED NE 1/4-NW 1/4; THENCE PROCEED N 89 DEGREES 02' 07" W ALONG THE NORTH BOUNDARY OF SAID NE 1/4-NW 1/4 FOR A DISTANCE OF 714.34 FEET, BACK TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 44, Page 44.
- (5) Subject to Right of Way to Shelby County as recorded in Deed Book 255, Page 162.
- (6) Subject to Covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1993-14103, in the official records of Shelby County.

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(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on MAY 8, 1997.

Randall K. Fowler  
RANDALL K. FOWLER

Leanne G. Fowler  
LEANNE G. FOWLER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RANDALL K. FOWLER AND WIFE, LEANNE G. FOWLER, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on MAY 8, 1997.

[Signature]  
Notary Public  
06/19/1997-19189  
09:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 45.50

My commission expires: April 22, 2001