

FMV  
\$375,000  
1/2 = \$187,500

This Instrument Was Prepared By:

Sidney T. Philips  
LEITMAN, SIEGAL & PAYNE, P.C.  
600 North 20th Street, Suite 400  
Birmingham, Alabama 35203

Send Tax Notice To:

Barbara T. Marks  
5308 Mountain Park Drive  
Pelham, Alabama 35124

STATE OF ALABAMA        )  
SHELBY COUNTY            )

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable considerations paid to Edward Doyal Marks, a married man (the "Grantor") by Barbara T. Marks, a married woman (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee his undivided one-half interest in the following described real estate located in Shelby County, Alabama:

Lot 9, according to the Survey of Mountain Park, Second Sector as recorded in Map Book 9, page 147, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Except title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 121, page 294 and Deed 4, page 542, in the Probate Office of Shelby County.

This conveyance is made subject to the following:

- (1) The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
- (2) All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD, unto the Grantee, her heirs and assigns forever.

And the undersigned Grantor does for himself, and for his heirs, executors and administrators, covenant with the Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs, executors and administrators shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

02/04/1999-04928  
09:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HNS 198.50

Inst # 1999-04928

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of January, 1999.

Edward Doyal Marks  
EDWARD DOYAL MARKS

Grantor's spouse, Barbara T. Marks, hereby signs this deed to evidence her consent of the conveyance of an interest in this property by the Grantor as provided in this deed.

Barbara T. Marks  
BARBARA T. MARKS

STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Edward Doyal Marks, a married man, and Barbara T. Marks, a married woman, whose names are signed to the foregoing instrument 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 this 11<sup>th</sup> day of January, 1999.

Linda K. Morris  
Notary Public  
My Commission Expires: 5/30/2001

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