

SEND TAX NOTICE TO: MARC G. ELKINS
1223 EAGLE PARK ROAD
BIRMINGHAM, AL 35242

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF Shelby:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$239900.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **DON MARTIN CONSTRUCTION COMPANY, INC.**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MARK G. ELKINS and LAURA L. ELKINS, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of Shelby, and State of Alabama**, to-wit:

LOT 74, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE 3, AS RECORDED IN MAP BOOK 24, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

\$227,150.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of March, 1999.

DON MARTIN CONSTRUCTION COMPANY, INC. (L.S.)

Inst # 1999-13970 (L.S.)

04/02/1999-13970 (L.S.)
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 21.50

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that DON MARTIN CONSTRUCTION COMPANY, INC., and 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 31st day of March, 1999.

Notary Public
My commission exp: 10-27-2001

Prepared by:
STEWART & ASSOCIATES, P.C. 3595 GRANDVIEW PARKWAY, SUITE 350
BIRMINGHAM, AL 35243