

Send Tax Notice To:

Larry L. Martin and wife, Peggy P. Martin

P.O. Box 1235

Columbiana, AL 35051

This instrument was prepared by:

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& Kimbrough, L.L.C.

P. O. Box 380275

Birmingham, AL 35238

Inst # 1999-18030

04/30/1999-18030
09:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HNS 27.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Fifteen Thousand Dollars and 00/100 (\$15000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GLORIA A. PEGRAM, A MARRIED WOMAN** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **LARRY L. MARTIN AND WIFE, PEGGY P. MARTIN** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lots 13 and 14, Block B, according to the Survey of Riverview Subdivision, as recorded in Map Book 4, Page 63, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Building setback lines and Easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 215, page 662 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 221, page 667; Deed Book 113, page 253; Deed Book 138, page 8 and Deed Book 225, page 995 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 215 page 628 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. #1996-27854 in Probate Office.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the grantor or her spouse.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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.

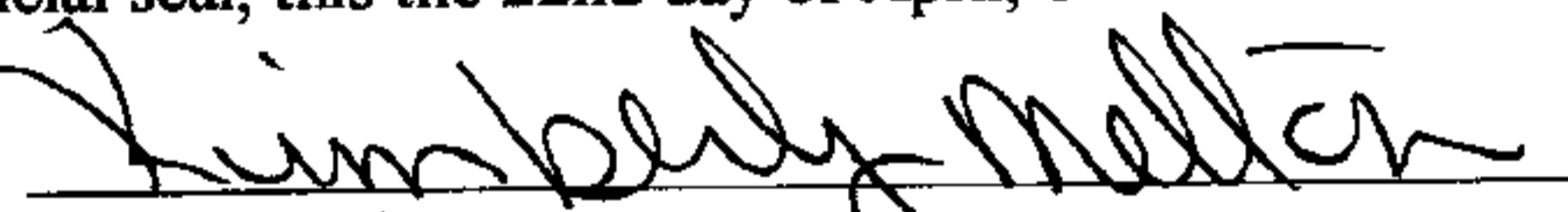
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of April, 1999.


Gloria A. Pegram

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gloria A. Pegram, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of April, 1999.


Notary Public
My Commission Expires: 3-1-03

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