

This instrument was prepared by

Send Tax Notice To: Ronald Wayne Martin
name

(Name) Corley, Moncus & Ward, P.C.

925 Colonial Drive
address

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$165,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Raymond Perry Yancey and wife, Sandra Kay Yancey

(herein referred to as grantors) do grant, bargain, sell and convey unto Ronald Wayne Martin and wife, Brenda K. 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:

Lot 82, according to the Survey of Navajo Hills, Ninth Sector, as recorded in
Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Inst # 1999-37287

09/03/1999-37287

02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 100 10.00

\$157,225.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

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, we have hereunto set our hand(s) and seal(s), this 26th
day of August, 19 99.

(Seal)

(Seal)

(Seal)

Raymond Perry Yancey (Seal)

Sandra Kay Yancey (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Raymond Perry Yancey and wife, Sandra Kay Yancey
whose name(s) are signed to the foregoing conveyance, 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 and official seal this 26th day of August, A.D., 19 99

Claude M. Moncus

Notary Public
12/28/99