

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT

This instrument was prepared by:  
Kendall W. Maddox  
Law Offices of Kendall W. Maddox  
300 Office Park Drive, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice To:  
Robert L. Robinson  
465 4H Road  
Columbiana, Alabama 35051

Inst # 2000-00621

01/06/2000-00621  
09:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

WARRANTY DEED \$20,000

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOHN H. MARTIN, JR. A MARRIED MAN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JOHN H. MARTIN AND SANDRA B. MARTIN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST,  
UNDER THE JOHN AND SANDRA MARTIN LIVING TRUST, DATED DECEMBER 30, 1999 AND  
ANY AMENDMENTS THERETO

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided 1/10th interest in the Southwest Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 25, Township 21 South, Range 2 West, Shelby County, Alabama:

Together with a right-of-way easement as recorded in Real 56, Page 600 and Instrument #1992-13299, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to the certain joint venture agreement known as the Dargain Recreation Farm - A Joint venture as recorded in Book 313, Page 349 in the Office of the Judge of Probate, Shelby County, Alabama. Subject to taxes, restriction, rights-of-way, exceptions, conditions and easements of record.

The real estate described herein does not constitute the homestead of Grantor nor Grantor's spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTORS herein grant full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her or their successors 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, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30 day of December, 1999.

*John H. Martin Jr.*

STATE OF ALABAMA )  
SHELBY COUNTY )

GENERAL ACKNOWLEDGEMENT:

I, Kendall W. Maddox, a Notary Public in and for said County, in said State, hereby certify that John H. Martin, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 30 day of December, 1999.

*Kendall W. Maddox*  
Notary Public

My Commission Expires: 3/24/2001