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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Ronald Wayne Stoner

(Address) 3728-KESWICK Circle

Birmingham AL 35242

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051



20020509000218440 Pg 1/1 45.00
Shelby Cnty Judge of Probate, AL
05/09/2002 10:04:00 FILED/CERTIFIED
THE INSURANCE CORP. OF HOUSTON, TX

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Seventy Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Larry L. Martin and wife, Peggy P. Martin

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald Wayne Stoner and Diane M. Stoner

(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 No. 5, according to Map of Shelby Shores, Inc. - the 1969 Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 46.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

\$ 136,000.00 of the above recited purchase price was paid from 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 24th day of April, 2002.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Larry L. Martin (Seal)
Peggy P. Martin (Seal)
Larry L. Martin
Peggy P. Martin

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry L. Martin and Peggy P. Martin whose names 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 24th day of April, A. D., 19 2002

My Commission Expires: 10/16/04

[Signature]
Notary Public.