

This Instrument Prepared By:
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20020607000269880 Pg 1/2 434.50
Shelby Cnty Judge of Probate, AL
06/07/2002 12:59:00 FILED/CERTIFIED
Send Tax Notice to:
BILLY MARTIN
3533 WYNWOOD DR.
BIRMINGHAM, AL
35210

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Twenty Thousand two Hundred Fifty and No/100 Dollars (\$420,250.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Douglas A. Toal and June Kay Toal (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Billy C. Martin and Mary Ann Martin (herein referred to as Grantees whether one or more), 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 Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2002 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Encroachment of fence onto the land as shown by Survey by Sam Hickey dated July 13, 1999; (4) Portion of the property being located in a flood plain (5) Mineral and mining rights not owned by the Grantor.

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 the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the 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 we will and 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, the undersigned, _____, has hereunto set his hand and seal, this the 1st day of June, 2002.

Douglas A. Toal
Douglas A. Toal

June Kay Toal
June Kay Toal

STATE OF NORTH CAROLINA)
Carter COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas A. Toal and June Kay Toal, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of June, 2002.

Carrie C. Bunker
Notary Public
My Commission Expires: 1-24-2004

EXHIBIT 'A'
TOAL TO MARTIN

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 18, and the NW 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 West, more particularly described as follows:

From a 1 inch square bar at the Northwest corner of Section 17, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East along the accepted North boundary of the NW 1/4 of NW 1/4 of said Section 17, a distance of 1321.38 feet to a 1/2" crimped pipe at the accepted Northeast corner of said NW 1/4 of NW 1/4; thence turn 91 deg. 01 min. 37 sec. right and run 1344.04 feet to a 1.5" pipe accepted as the Southeast corner of said NW 1/4 of NW 1/4; thence turn 89 deg. 17 min. 09 sec. right and run 1298.23 feet to a 1.5" pipe accepted as the Southeast corner of the NE 1/4 of NE 1/4 of Section 18, Township 20 South, Range 1 West; thence turn 01 deg. 19 min., 43 sec. right and run 1093.48 feet along an accepted segment of the South boundary of said NE 1/4 of NE 1/4 to a 3/4" pipe on the Easterly boundary of Shelby County Highway # 39 South (80' R.O.W.); thence turn 135 deg. 48 min. 25 sec. right and run 62.18 feet along said Highway boundary to a 1/2" rebar and the following courses: 13 deg. 02 min. 57 sec. right for 83.03 feet; 04 deg. 34 min. 14 sec. right for 159.10 feet; 07 deg. 14 min. 39 sec. left for 119.65 feet; 10 deg. 53 min. 18 sec. left for 108.51 feet; 09 deg. 16 min. 24 sec. left for 103.11 feet; 05 deg. 01 min. 40 sec. left for 99.77 feet; 02 deg. 31 min. left for 311.23 feet; 02 deg. 44 min. 17 sec. left for 164.99 feet; 04 deg. 51 min. 25 sec. left for 103.17 feet; 03 deg. 02 min. 21 sec. left for 171.72 feet; thence turn 01 deg. 21 min. 13 sec. left and run 191.01 feet along said highway boundary to a 1/2" rebar on the accepted North boundary of aforementioned NE 1/4 of NE 1/4; thence turn 72 deg. 50 min. 24 sec. right and run 146.00 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.