

This form provided by
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) Hassell Brady Marlin
(Address) 230 12th Avenue SE
Graysville, AL 35073

This instrument was prepared by: Mike T. ATchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Gladys F. Lincoln, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Hassell Brady Marlin and Laura A. Marlin


20030701000413580 Pg 1/1 50.50
Shelby Cnty Judge of Probate, AL
07/01/2003 13:19:00 FILED/CERTIFIED

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Tract 1:
A parcel of land situated in the E 1/2 of the SE 1/4 of Section 2, Township 24 North, Range 15 East, also being a part of Lots 7, 8, 9 & 10, of Murphy's Fishing Camp Subdivision as recorded in Map book 3, Page 72, in the Shelby County Probate Office, described as follows:
Commence at the SE corner of Section 2, and go North 07 degrees 44 minutes 38 seconds East along the East boundary of said Section 2 for 689.64 feet; thence North 45 degrees 15 minutes 31 seconds West for 422.47 feet to the point of beginning; thence North 45 degrees 18 minutes 53 seconds West for 187.02 feet to a point on a curve to the left on the Southerly boundary of L & M Trace, said curve having a central angle of 25 degrees 52 minutes 03 seconds and a radius of 342.12 feet; thence Easterly along said curve for 154.46 feet; thence South 43 degrees 05 minutes 46 seconds East for 175.00 feet; thence South 50 degrees 27 minutes 17 seconds West for 144.90 feet to the point of beginning.
According to survey of James A. Riggins, RLS #9428, dated August 13, 1998.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$157,600.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Gladys F. Lincoln is the surviving grantee in that certain deed recorded in Deed Book 306, Page 763, in the Probate Office of Shelby County, Alabama; the other grantee, Homer M. Lincoln, having died on or about the 14th day of May, 1998.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 25th day of June, 2003.

WITNESS:

_____(Seal) Gladys F. Lincoln (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY }
COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gladys F. Lincoln 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 25th day of June A. D., 20 03.
My commission expires: 10-16-04

Notary Public.