PLEASE RETURN TO: MOSS & CONDON, LLC

300 UNION HILL DRIVE, SUITE 200

This instrument was prepared by HAM, AL 35209 David P. Condon Moss & Condon, L.L.C. 300 Union Hill Drive, Suite 200 Birmingham, Alabama 35209

08/01/2003 10:02:00 FILED/CERTIFIED Send tax notice to: Peter F. Elmore 215 Hidden Creek Drive

Shelby Cnty Judge of Probate, AL

(Seal)

Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Keith R. Martin and his wife Jana Martin

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Peter F. Elmore and Velma Elmore

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

> Lot 164, according to the Survey of Phase One, Hidden Creek III as recorded in Map Book 26, page 13, in the Probate Office of Shelby County, Alabama.

\$72,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

Keith R. Martin

- 2003 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantors; and
- (3)all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

(Seal)

IN WITNESS WHEREOF, we have set our hands and seals, this 30th day of July, 2003.

STATE OF ALABAMA JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Keith R. Martin and Jana 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 Game conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of

Notary Public Date P. Condon MCCommission Expires: 2-12-06