

**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**P. O. Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**  
**Deborah J. Greer and Imogene M. Ray**  
**1550 Highway 35**  
**Pelham, AL 35124**

**STATE OF ALABAMA                    )**  
**COUNTY OF SHELBY                 )**

**SURVIVORSHIP WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Sixty-four Thousand Nine Hundred and No/100 Dollars (\$64,900.00) and the conveyance of that certain tract of land located at 1010 Martin Street, Pelham, Alabama, to the undersigned Grantor, Charlotte J. Martin, a married woman, in hand paid by Imogene M. Ray, Oliver C. Ray, and Deborah J. Greer, the receipt whereof is hereby acknowledged, the said Charlotte J. Martin, a married woman (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Imogene M. Ray, Oliver C. Ray and Deborah J. Greer (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 18; thence run in an Easterly direction along the South line of said 1/4-1/4 Section, 409.08 feet to a point; thence an angle left of 68 degrees 37 minutes and run in a Northeasterly direction, 151.52 feet to a point; thence an angle right of 74 degrees 44 minutes and run in a Northeasterly direction 41.31 feet to the Point of Beginning on the East line of Fungo Hollow Road (Co. Road No. 35); thence continue in direction of last described course, 216.63 feet; thence an angle left of 69 degrees 02 minutes and run in a Northeasterly direction, 135.42 feet to a point; thence an angle left of 91 degrees 21 minutes 35 seconds and run in a Northwesterly direction, 202.28 feet to a point on the East line of Fungo Hollow Road; thence an angle left of 85 degrees 38 minutes 25 seconds and run Southwesterly along said East line, 8.75 feet to a point; thence an angle left of 1 degree 06 minutes and continue Southwesterly along said East line 99.62 feet; thence an angle left of 4 degrees 01 minute and continue Southwesterly along said East line 99.90 feet to the Point of Beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 127, Page 381, in the Probate Office; (3) Right of Way granted to Shelby County by instrument recorded in Deed 205, Page 89 in the Probate Office; (4) Statutory Right of Redemption, except for any right of redemption of Robert A. Savell, or his child or spouse, from the foreclosure on September 13, 2002 by Foreclosure Deed dated September 13, 2002 recorded as Instrument Number 20021009000494180 in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of Grantor herein.

\$64,900.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said Grantees as joint tenants, with rights 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 two Grantees herein survive the third Grantee, the entire interest in fee simple shall pass to the surviving Grantees, and thereafter, in the event that one of the remaining two Grantees survives the other, the entire interest in fee simple shall pass to the surviving Grantee.

And said Grantor does for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and her heirs and assigns 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 executed this conveyance on this the 30<sup>th</sup> day of July, 2003.

**WITNESSES:**

Charlotte J. Martin  
Charlotte J. Martin

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte J. Martin, a married woman, 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 seal this 30<sup>th</sup> day of July, 2003.

[Signature]  
Notary Public

My Commission Expires: 7/14/07