

SEND TAX NOTICE TO:

(Name) William B. Fernambucq

(Address) 114 Hilltop Business Drive
Pelham, AL 35124

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM



20030811000525960 Pg 1/1 159.50
Shelby Cnty Judge of Probate, AL
08/11/2003 14:30:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty-eight thousand five hundred and no/100 DOLLARS (\$148,500.00)

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

John C. Martin and his wife Patricia W. Martin

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

William B. Fernambucq and Charisse Fernambucq

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

That part of Lot 3, according to the Survey of South Cove-Third Sector, as recorded in Map Book 18, Page 109 in the Probate Office of Shelby County, Alabama, that lies East of a line described as follows: Begin at the East end of the North most line of said Lot 3, and run Southerly along said Lot 3 for 636.54 feet (record map) 636.82 feet measured), thence turn 137 degrees 11 minutes right and run 448.19 feet to a point on the Southerly line of said Lot 3.

Subject to all easements, restrictions and rights of way of record.

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 6 day of August, 2003

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal) John C. Martin
(Seal) Patricia W. Martin
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Martin and his wife Patricia W. 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of August, 2003 A.D.,

My Commission expires: 9/13/04

Notary Public.