

This instrument was prepared by

510 North 18th Street  
Bessemer, AL 35020

File #404-42

SEND TAX NOTICE TO:

SHAWN & AMANDA MARTIN  
1300 FARMINGDALE ROAD  
HARPERSVILLE, AL 35078

**WARRANTY DEED**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Fifty-Eight Thousand Eighty Eight and 00/100 (\$158088) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **WRIGHT HOMES, INC.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **SHAWN MARTIN and AMANDA MARTIN** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART  
HEREOF, INCORPORATED HEREIN, AND MARKED EXHIBIT "A".

**SUBJECT TO:**

1. Taxes for the year beginning October 1, 2003, which constitutes a lien, but are not yet due and payable until October 1, 2004.
2. Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

**\$136,389.00** of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, WRIGHT HOMES, INC., a corporation, by RICHARD A. WRIGHT, its PRESIDENT, who is authorized to execute this conveyance has hereto set its signature and seal, this the **29th** day of **April, 2004**.

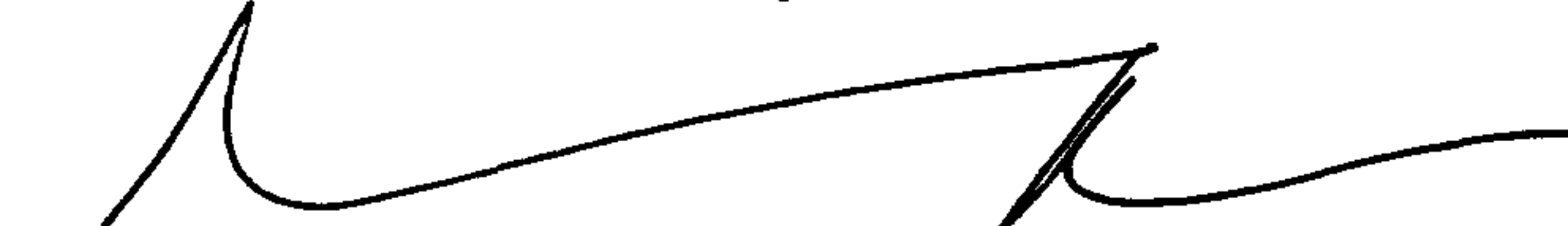
**WRIGHT HOMES, INC.**

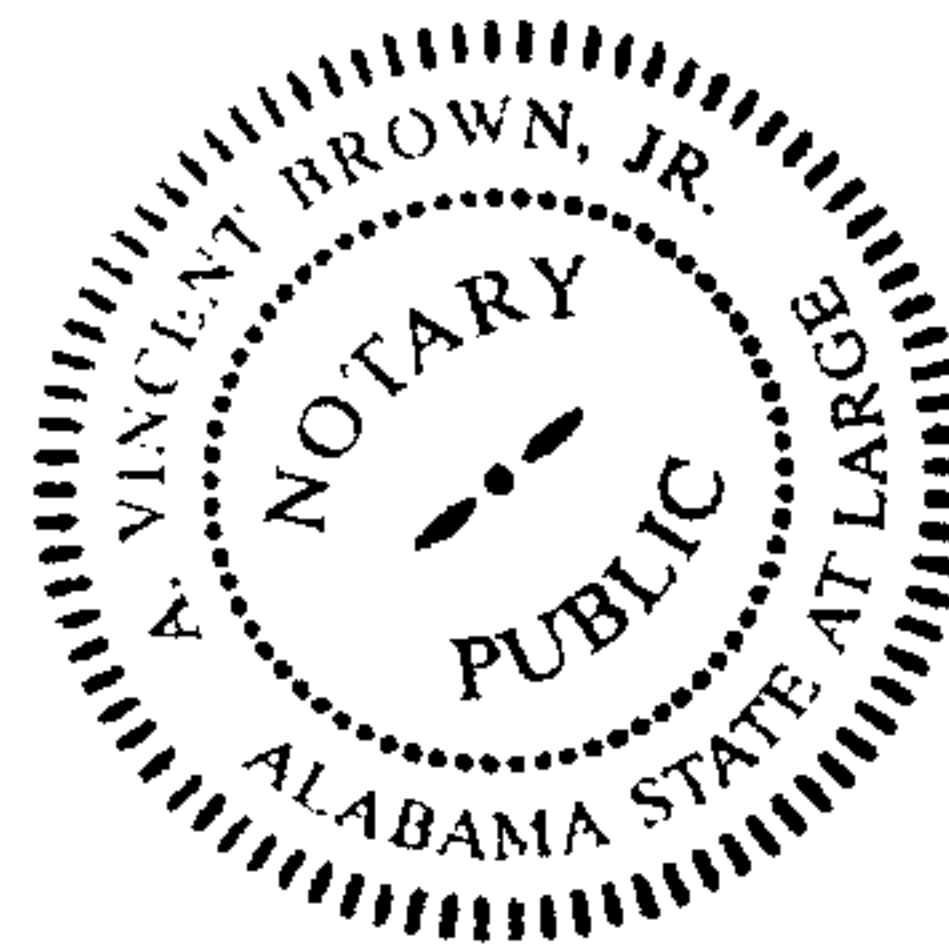
 (SEAL)  
**RICHARD A. WRIGHT, PRESIDENT**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD A. WRIGHT, whose name as PRESIDENT of **WRIGHT HOMES, INC.**, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this **29th** day of **April, 2004**.

  
Notary Public  
My commission expires 11-29-2007



## EXHIBIT "A"

### LEGAL DESCRIPTION

Commence at the Southwest corner of the NW ¼ of the NE ¼ of Section 32, Township 19 South, Range 2 East; thence run East along the South boundary line of said quarter-quarter section for a distance of 9.85 feet to the point of beginning; thence continue along last said course for a distance of 309.47 feet; thence turn an angle of 92°49'15" to the left and run a distance of 458.56 feet; thence turn an angle of 97°26'04" to the left and run a distance of 295.02 feet to the East right of way line of Shelby County Road No. 444; thence turn an angle of 80°59'46" to the left and run along said road right of way line for 239.79 feet; thence turn an angle of 01°53'05" to the right and run along said road right of way line for 165.76 feet to the point of beginning.

Situated in Shelby County, Alabama.