


This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253


20040617000329620 Pg 1/2 29.50
Shelby Cnty Judge of Probate, AL
06/17/2004 12:15:00 FILED/CERTIFIED

Form 1-1-27 Rev 1-66

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 FIFTY-FIVE THOUSAND, ONE HUNDRED AND NINETY- FOUR DOLLARS (\$155,194.00), [ONE HUNDRED THIRTY-NINE THOUSAND SIX HUNDRED AND FIFTY(\$139,650) paid by Mortgage recorded at the same time as this deed, to the undersigned grantor, Jona F. Martin, a single female, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant bargain, sell and convey unto Eugene T. Coleman and Peggy Coleman, Husband and Wife, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in Shelby County.

Lot 517, according to the survey of the amended Map of Old Cahaba, the Park Sector, as recorded in Map Book 25, Page 126 in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama

Subject To:

1. The lien of Ad Valorem taxes for the year 2004 are a lien but neither due nor payable until 1 October, 2004.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 61, Page 164.
4. 20 foot building line on front of subject property; and 20 foot easement on rear of subject property as shown on recorded map.
5. Subject to terms, provisions, covenants, conditions, easements, charges assessments and liens and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex handicap, family status or national origin) as set forth in the document in Instrument 1999-25616, in the official records of Shelby County, Alabama.

6. Right of Way to Shelby County, Alabama as recorded in Volume 155, Page 331, Volume 1555, Page 425 and Lis Pendens 2, Page 165.
7. Right of Way to Alabama Power Company as recorded in Volume 247, Page 853; Volume 131, Page 447 and Volume 139, Page 238.
8. Covenants and agreements relating to roadway easements as recorded in Volume 133, Page 277.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 11th day of June, 2004.

Witness

Jona F. Martin
Jona F. Martin

STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jona F. Martin, individually whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 11th day of June, 2004.

My Commission Expires

01-28-07

Perry Carroll
Notary Public