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20050824000436890 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/24/2005 03:08:37PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SHANE WARD
107 ACORN CIRCLE
ALABASTER, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY TWO THOUSAND DOLLARS and 00/100 (\$162,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DANIEL A. MARTY and MELISSA L. MARTY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SHANE WARD and CORRINE WARD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 114, ACCORDING TO THE SURVEY OF AUTUMN RIDGE SECOND SECTOR, AS RECORDED IN MAP BOOK 14, PAGES 16, 17 AND 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 313, PAGE 739, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 315, PAGE 489, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RESTRICTIONS OR COVENANTS APPEARING OF RECORD IN REAL 282, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$157,140.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$5,000.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DANIEL A. MARTY and MELISSA L. MARTY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of August, 2005.

Daniel A. Marty By His Attorney in fact Melissa L. Marty
DANIEL A. MARTY BY HIS ATTORNEY IN FACT MELISSA L. MARTY

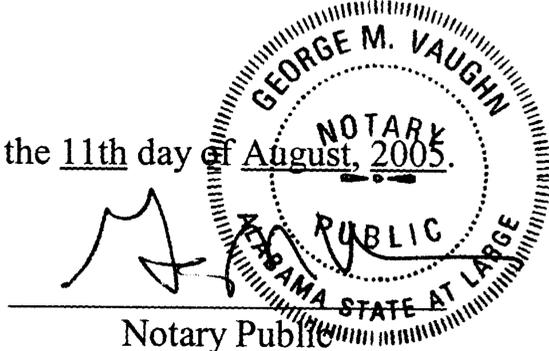
Melissa L. Marty
MELISSA L. MARTY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MELISSA L. MARTY, A MARRIED WOMAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of August, 2005.



Notary Public

My commission expires: 9.29.06

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MELISSA L. MARTY whose name(s) as attorney in fact for DANIEL A. MARTY, is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of AUGUST, 2005

[Signature]

Notary Public

My commission expires: 9.29.06

