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20050829000446230 1/2 \$33.50
Shelby Cnty Judge of Probate, AL
08/29/2005 02:20:41PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

ENRIQUE MARTINEZ
1216 COUNTY ROAD 36
CHELSEA, AL 35043

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 NINETY FIVE THOUSAND DOLLARS and 00/100 (\$195,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, HERMAN L. SMITH and RENA F. SMITH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ENRIQUE MARTINEZ and CAROLINE MARTINEZ, 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:

A parcel of land in the NW1/4 of the NW1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 8, thence run East along the north section line 847.55 feet to a point on the southeast right of way of Shelby County Highway #36 and the point of beginning; thence continue last course 475.00 feet; thence turn right 91 deg. 18 min. 41 sec. And run south along the east 1/4-1/4 line 455.83 feet; thence turn right 87 deg. 50 min. 33 sec. And run west 491.23 feet; thence turn right 00 deg. 50 min. 39 sec. And run west 208.77 feet; thence turn right 12 deg. 43 min. 32 sec. And run westerly 198.7 feet; thence turn left 12 deg. 18 min. 34 sec. And run westerly 54.81 feet to a point on the southeast right of way of said highway, said point being on a clockwise curve having a delta angle of 9 deg. 01 min. 43 sec. And a radius of 1890.79 feet; thence turn right 133 deg. 05 min. 17 sec. To the tangent of said curve and run northeast along the arc of said curve 297.95 feet; thence continue northeast along said right of way tangent to said curve 85.85 feet to the point of a counter-clockwise curve having a delta angle of 6 deg. 42 min. 50 sec. And a radius of 2189.31 feet; thence run along the arc of said curve 256.54 feet to the point of beginning.

All lying and being in Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. ANY ENCROACHMENTS, EASEMENTS, PARTY WALLS, CONFLICTS IN BOUNDARY

LINES, SHORTAGE OF VARIATION IN AREA OR MEASUREMENTS, AND/OR ANY FACTS THAT A CORRECT SURVEY AND/OR A PHYSICAL INSPECTION OF THE PREMISES WOULD DISCLOSE.

Shelby County, AL 08/29/2005
State of Alabama

3. MINERAL AND MINING RIGHTS.

Deed Tax: \$19.50

4. EASEMENTS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

\$175,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

RENA F. SMITH IS ONE AND THE SAME AS RENA MERLE SMITH.

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, HERMAN L. SMITH and RENA F. SMITH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of August, 2005.


HERMAN L. SMITH

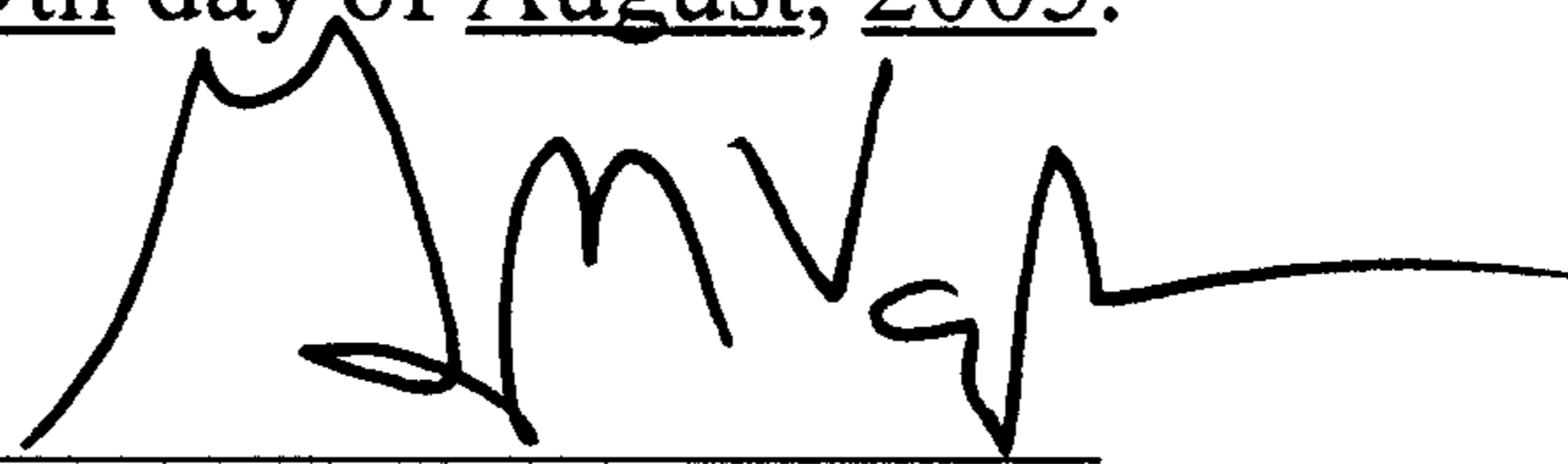

RENA F. SMITH

STATE OF ALABAMA)
COUNTY OF SHELBY)

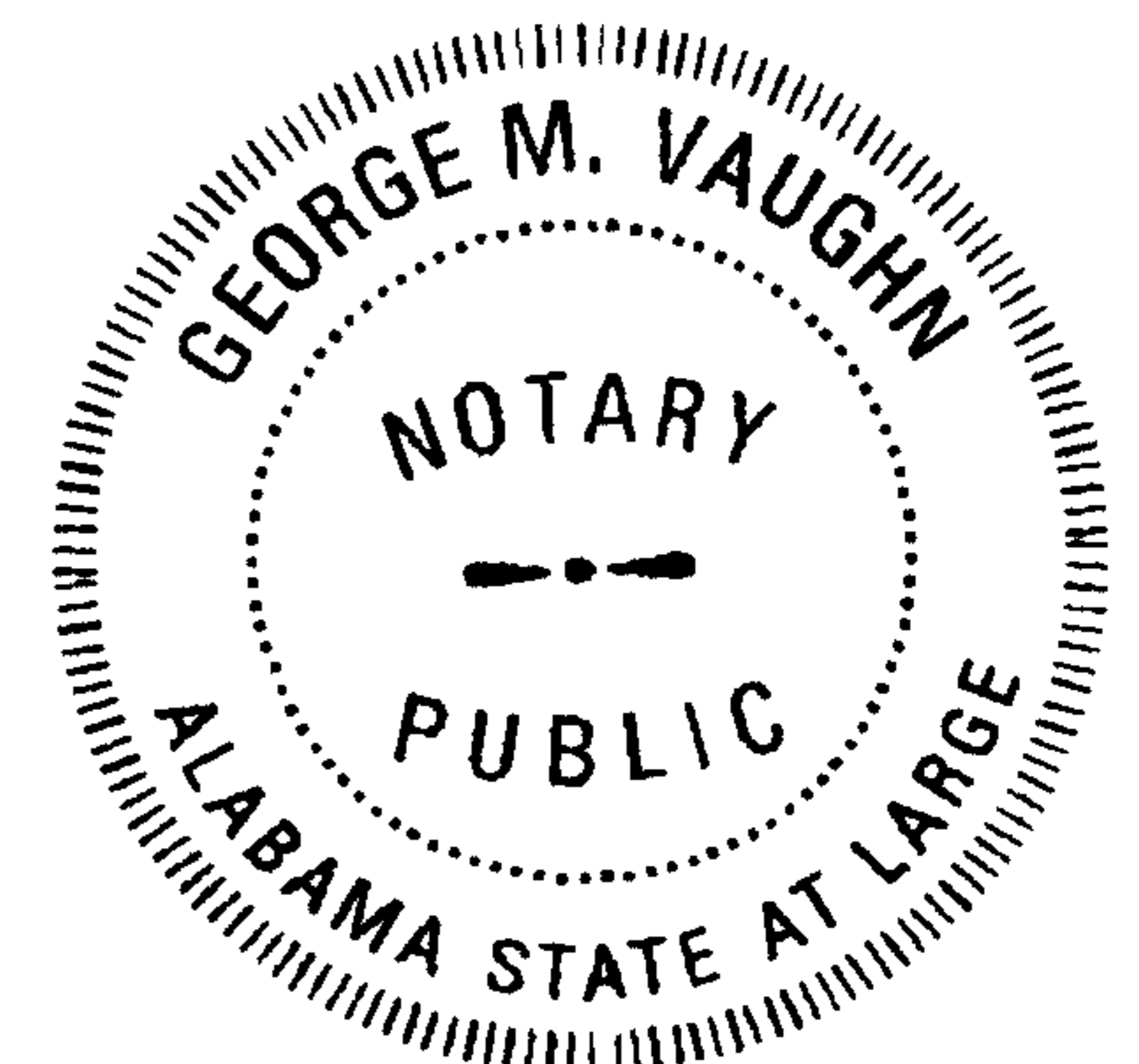
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HERMAN L. SMITH and RENA F. SMITH, HUSBAND AND WIFE, 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 19th day of August, 2005.



Notary Public



My commission expires: 9.29.06