



20050929000507330 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/29/2005 09:09:05AM FILED/CERT

Shelby County, AL 09/29/2005
State of Alabama
Deed Tax:\$12.00

SEND TAX NOTICE TO:
Lowell Martin and Shae Martin
2340 Highway 57
Vincent, Alabama 35178

This instrument was prepared by
Michelle Benson
Richard B. McClelland
Attorney at Law
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Eleven Thousand Seven Hundred Fifty and No/100 Dollars (\$11,750.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Robert Malone, a married man and Bobby Joe Malone, an unmarried man** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Lowell N. Martin and Susan K. Martin, husband and wife** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PARCEL I:

BEGIN AT THE NE CORNER OF THE NW 1/4-NE1/4-SW1/4, SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTHERLY ALONG THE 1/4-1/4-1/4 LINE A DISTANCE OF 132.07' TO A POINT THENCE TURN AN ANGLE OF 101°11'11" RIGHT AND RUN WESTERLY A DISTANCE OF 160.09' TO A POINT; THENCE TURN AN ANGLE OF 73°03'52" RIGHT AND RUN NORTHERLY A DISTANCE OF 167.66' TO A POINT, THENCE TURN AN ANGLE OF 86°55'00" LEFT AND RUN WESTERLY A DISTANCE OF 139.79' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 57, THENCE TURN AN ANGLE OF 105°48'00" RIGHT AND RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 238.71' TO A POINT, THENCE TURN AN ANGLE OF 88°50'58" RIGHT AND RUN EASTERLY A DISTANCE 264.81' TO A POINT ON THE EAST LINE OF THE SW1/4-SE1/4-NW1/4 OF SAID SECTION 23, THENCE TURN AN ANGLE OF 78°00'59" RIGHT AND RUN SOUTHERLY ALONG SAID 1/4-1/4-1/4 LINE A DISTANCE OF 236.82' TO THE POINT OF BEGINNING.

Subject to: (1) Taxes for the year 2005 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

This property does not represent the homestead of Robert Malone nor his spouse.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** 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 **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

*Low
BJM*



20050929000507330 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/29/2005 09:09:05AM FILED/CERT

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this September 16, 2005.

Robert Malone (Seal)
Robert Malone

Bobby Joe Malone (Seal)
Bobby Joe Malone

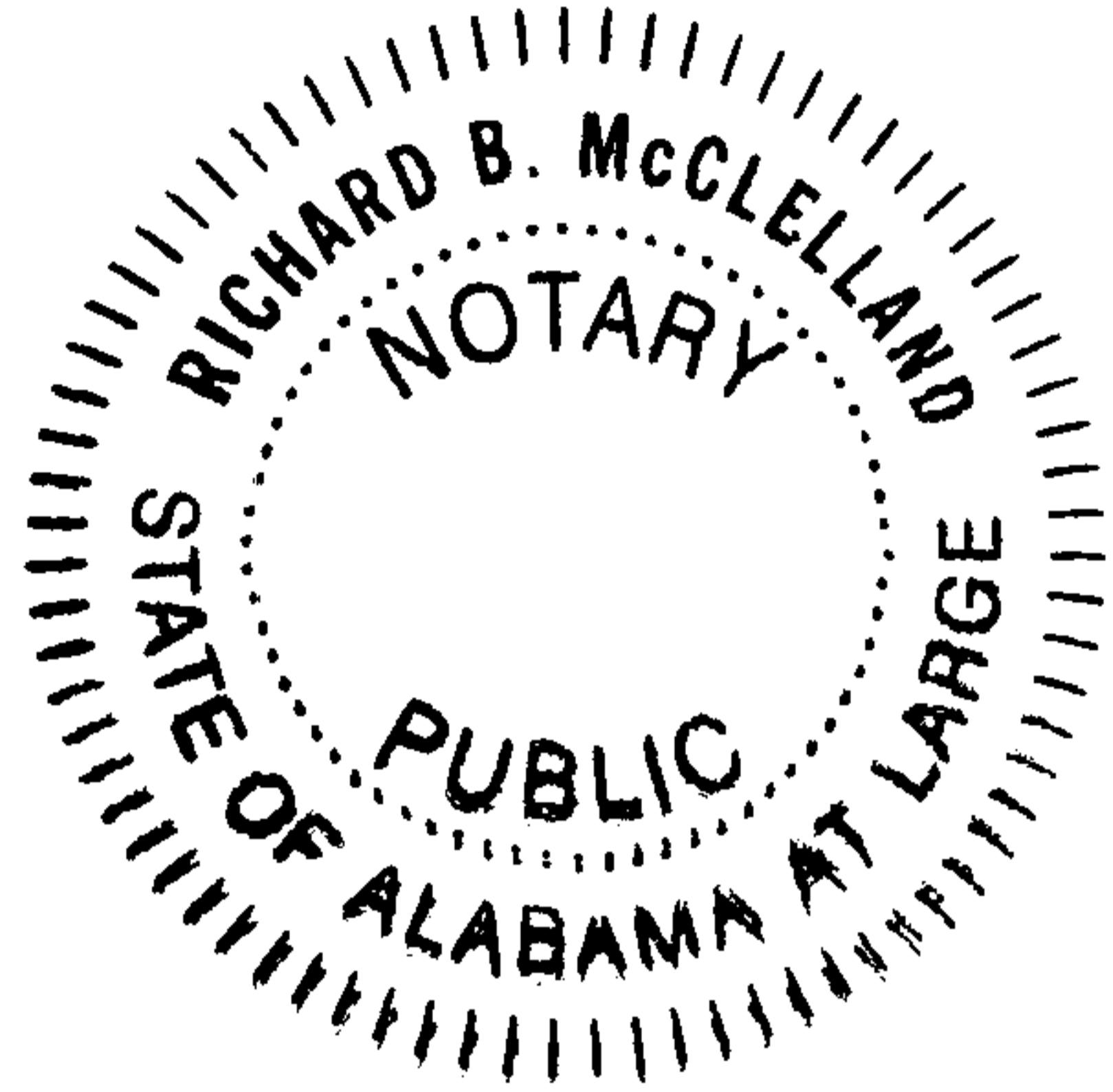
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Malone and Bobby Joe Malone, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2005.



Richard B. McClelland
Notary Public. (Seal)
My Commission Expires: Oct 21, 2006
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: OCT 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS