20060308000110250 1/1 $56.00
Shelby Cnty Judge of Probate,AL
03/08/2006 04:12 06PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Buster Martin
2160 Hwy 48
Wilsonville, AL. 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY-FIVE THOUSAND DOLLARS and NO/00 ($45,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JAMES GRAHAM and wife, IRENE GRAHAM

grant, bargain, sell and convey unto,

BUSTER MARTIN and LYNDAL MARTIN

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Start at the Northwest corner of the SE¼ of SW¼ of Section 31, Township 20 South, Range 2 East and run South 2 degrees, 24 min. West along west forty acre line 759 feet to point of beginning; thence turn an angle of 72 deg. 16 min. to the left (along an old woven wire fence) and run 268.28 feet to West right of way Alabama Highway No. 25; thence turn an angle of 86 deg. 05 min. to the left and run along said right of way 125.0 feet; thence turn an angle of 94 deg. 59 min. to the left and run 315.0 feet; thence turn an angle of 106 deg. 40 min. to the left and turn 125.0 feet to point of beginning; being situated in SE¼ of SW¼, Section 31, Township 20 South, Range 2 East, Shelby county, Alabama; begin situated in Shelby County, Alabama.

Subject to right of redemption from that certain foreclosure deed dated January 16, 2006, recorded in Instrument #20060228000093780 in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or his spouse.

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of MARCH, 2006.

James Graham
JAMES GRAHAM

Irene Graham
IRENE GRAHAM

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 03/08/2006
State of Alabama

Deed Tax:$45.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

JAMES GRAHAM AND IRENE GRAHAM

whose names are signed to the foregoing conveyance, and who are known to me, 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 8th day of MARCH, 2006.

NOTARY PUBLIC STATE AT L

Vicki A. Stone
Notary Public
My Commission Expires: ~~10-16-08~~ 3-19-08