

Send Tax Notice To:  
RANDI CARTER AND TERRY BEARDEN  
251 POWERS ROAD  
WILSONVILLE AL 35186

20060328000144270 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/28/2006 01:50:05PM FILED/CERT

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

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

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of Two Hundred Fifty Five Thousand and **NO/00 Dollars (\$ 255,000.00 )**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**GEORGE H MARTIN AND WIFE, BARBARA P MARTIN**

grant, bargain, sell and convey unto,

**RANDI CARTER AND TERRY BEARDEN**

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama

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

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

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

\$ 255,000.00 of the above-recited consideration was paid from a first mortgage recorded 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, 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 24<sup>th</sup> day of February, 2006.

George H Martin  
GEORGE H MARTIN

Barbara P. Martin  
BARBARA P MARTIN

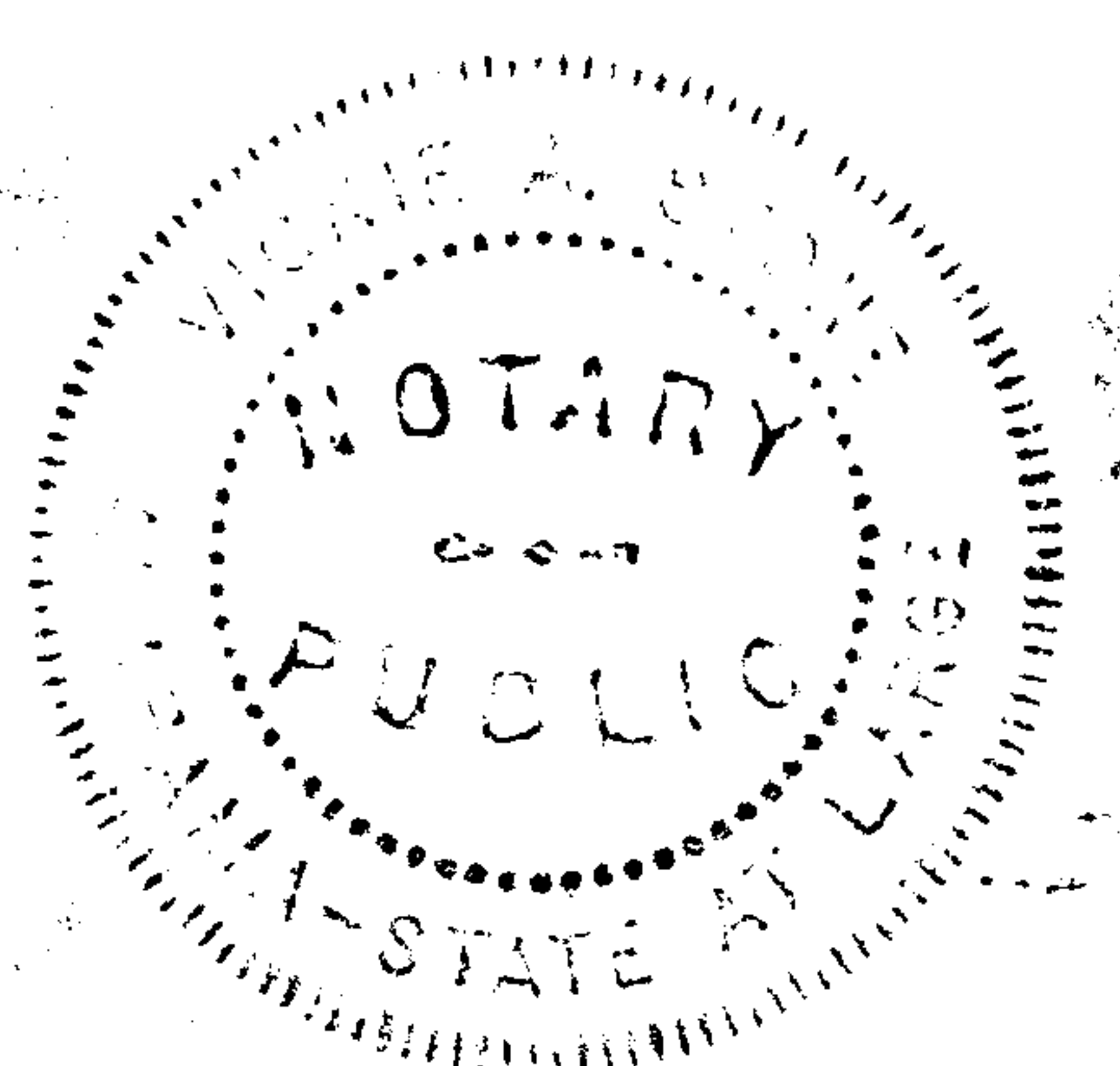
**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, Vickie A. Stone, a Notary Public in and for said County, in said State, hereby certify that **GEORGE H MARTIN AND BARBARA P MARTIN** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date, in her capacity as such personal representative.

Given under my hand and official seal this 24<sup>th</sup> day of February, 2006.

Vickie A. Stone  
Notary Public

My Commission Expires: 3-19-08





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EXHIBIT "A"  
LEGAL DESCRIPTION

Begin at the SW corner of the NW 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 1 East; thence run North along the West line thereof for 395.0 feet; thence 89 degrees 58 minutes 51 seconds right run East for 840.84 feet; thence 90 degrees 14 minutes left run North for 135.0 feet; thence 90 degrees 14 minutes right run East for 246.6 feet; thence 89 degrees 46 minutes right run South for 530.0 feet to the South line of said 1/4-1/4; thence 90 degrees 14 minutes right run West for 1089.15 feet to the point of beginning. Situated in Shelby County, Alabama. According to the survey of Thomas Simmons, LS12549.