
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BERNICE B. CROSS
117 SILVERLEAF DRIVE
PELHAM, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **TWO HUNDRED NINETY THOUSAND DOLLARS 00/100 (\$290,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, I/we, **GLYN S. MARTIN and LEA H. MARTIN, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **BERNICE BISHOP CROSS and JESSE ELBERT CROSS, JR., WIFE AND HUSBAND, AND STEPHANIE DELUCA and ANTHONY DELUCA, WIFE AND HUSBAND**, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 55, according to the Survey of Silver Leaf, Phase I, as recorded in Map Book 24, Page 16, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. OIL, GAS AND MINERAL LEASE IN BOOK 338, PAGE 549.
3. EASEMENT(S) TO PLANTATION PIPE LINE COMPANY, AS RECORDED IN DEED BOOK 113, PAGE 209 AND DEED BOOK 253, PAGE 576.
4. RIGHT(S) OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 213, PAGE 196.
5. 35 FOOT BUILDING LINE FROM SILVERLEAF DRIVE AND 5 FOOT EASEMENT ALONG THE WEST LOT LINE, AS SHOWN ON RECORDED MAP.
6. PERMIT TO ALABAMA POWER COMPANY IN DEED BOOK 168, PAGE 167.
7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT #1998-20102 AND INSTRUMENT #1998-40390.
8. COVENANTS AS SET FORTH IN INSTRUMENT #1998-40234 AND INSTRUMENT #1999-11943.

\$290,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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, **GLYN S. MARTIN and LEA H. MARTIN**, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of August, 2006.

Gllyn S Martin
GLYN S. MARTIN

*Lea H Martin, by her
attorney in fact, Gllyn S Martin*
LEA H. MARTIN, BY HER ATTORNEY
IN FACT, GLYN S. MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

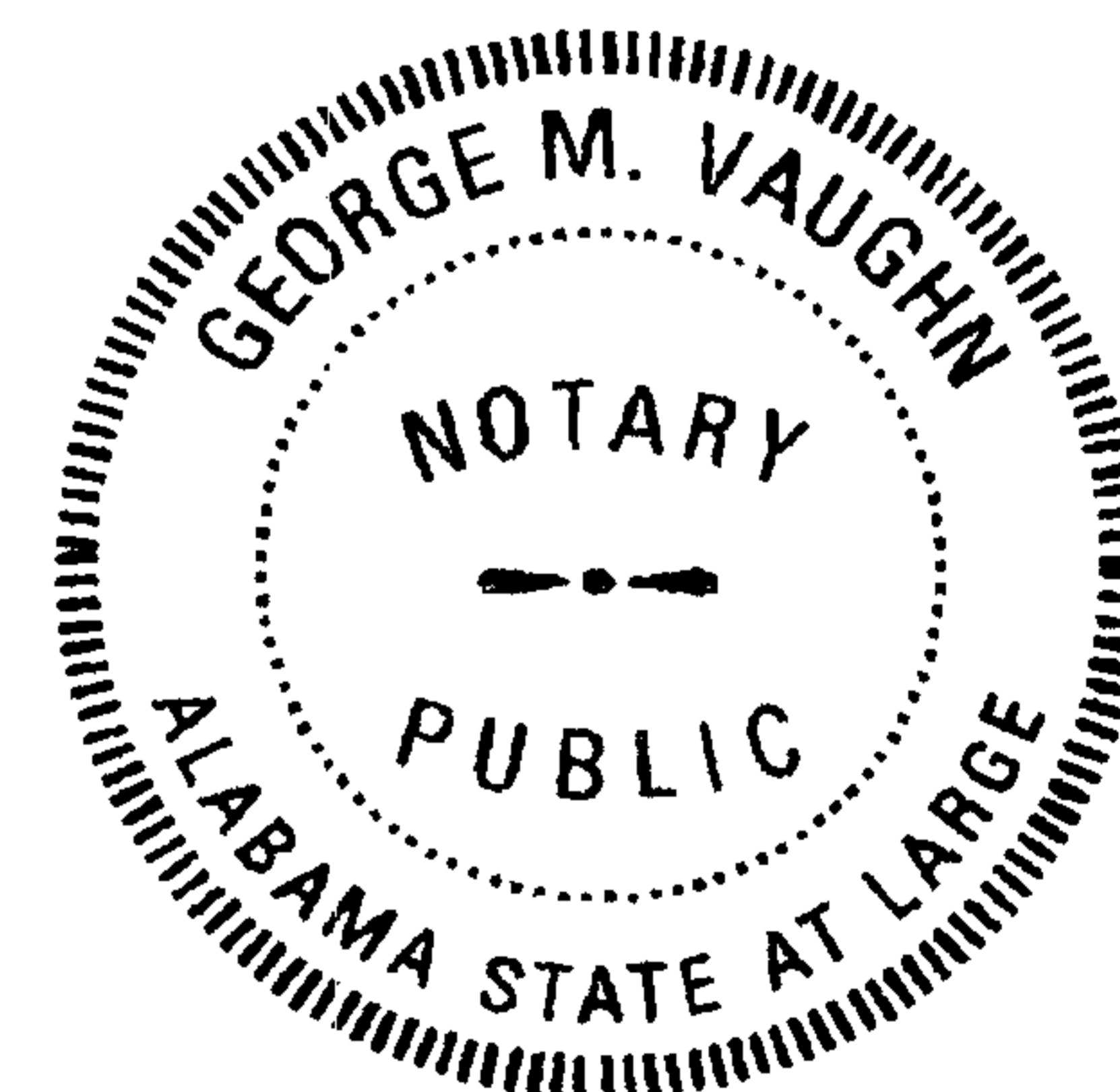
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GLYN S. MARTIN**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she,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

Given under my hand this the 25th day of August, 2006.



Notary Public

My commission expires: 9.29.06

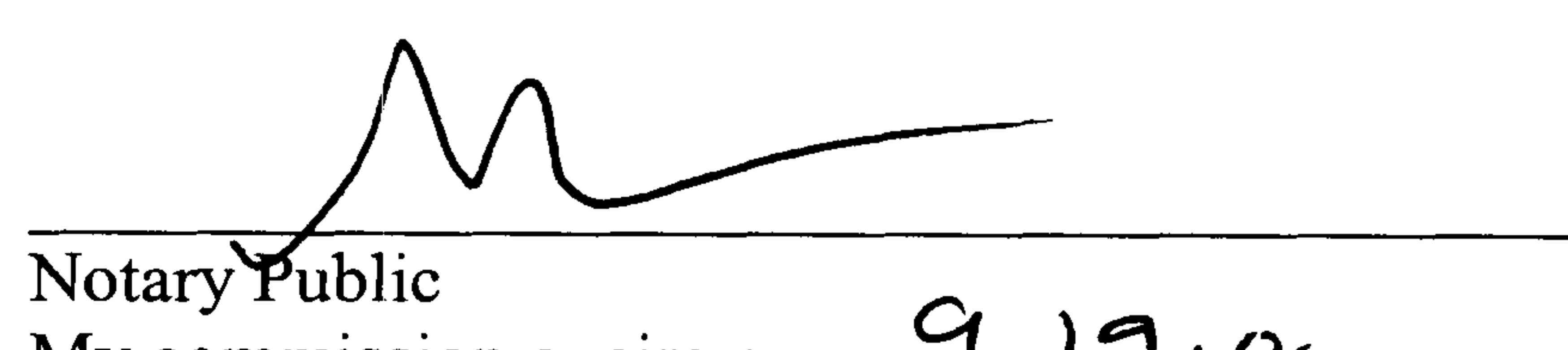


STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GLYN S. MARTIN** whose name(s) as attorney in fact for **LEA H. MARTIN**, 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, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 25TH day of AUGUST, 2006.



Notary Public
My commission expires: 9.29.06

