20060926000476610 1/1 $11.50
Shelby Cnty Judge of Probate, AL
09/26/2006 08:41:56AM FILED/CERT

16.00

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

Send Tax Notice to:
Brad Littleton

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred and no/100 Dollars **($500.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **EDDIE J. MARTIN and wife, ANNETTE MARTIN (herein referred to as grantor)** grant, bargain , sell and convey unto **BRAD LITTLETON and wife, ELLIE LITTLETON (herein referred to as grantees),** the following described real estate, situated in Shelby County, Alabama, to-wit:

An easement located in the SE ¼ of the NW ¼ of Section 8, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:
Commence at the NW corner of above said ¼ - ¼ ; thence South 01 degrees 30 minutes 00 seconds East, a distance of 767.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 1,020.86 feet to the point of beginning of said easement; thence North 73 degrees 41 minutes 38 seconds East a distance of 95.60 feet; thence North 57 degrees 38 minutes 36 seconds East a distance of 106.68 feet; thence North 68 degrees 46 minutes 28 seconds East a distance of 30.17 feet; thence North 51 degrees 39 minutes 14 seconds East, a distance of 68.17 feet; thence North 27 degrees 16 minutes 56 seconds West, a distance of 52.50 feet; thence North 61 degrees 52 minutes 00 seconds East a distance of 69.06 feet; thence South 33 degrees 11 minutes 20 seconds East, a distance of 99.55 feet; thence South 61 degrees 32 minutes 20 seconds West, a distance of 73.31 feet; thence North 32 degrees 37 minutes 25 seconds West, a distance of 37.47 feet; thence South 51 degrees 39 minutes 14 seconds West, a distance of 70.29 feet; thence South 68 degrees 46 minutes 28 seconds West, a distance of 30.70 feet; thence South 57 degrees 38 minutes 36 seconds West, a distance of 107.11 feet; thence South 73 degrees 41 minutes 38 seconds West, a distance of 99.91 feet; thence North 00 degrees 11 minutes 01 seconds West, a distance of 10.41 feet to the point of beginning of said easement.

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

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 5th day of September, 2006.

Eddie J. Martin
EDDIE J. MARTIN

Annette Martin
ANNETTE MARTIN

Shelby County, AL 09/26/2006
State of Alabama

Deed Tax:$.50

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify EDDIE J. MARTIN and ANNETTE 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 they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2006.

Amanda Bailey
Notary Public

My commission expires:

AMANDA BAILEY
Notary Public, Shelby County
Alabama State At Large
My Commission Expires
September 20, 2008

AMANDA BAILEY NOTARY PUBLIC ALABAMA STATE AT LARGE