

This instrument prepared by:  
Anthony D. Snable, Attorney  
1629 11th Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO: Shelby County, AL 07/23/2007  
State of Alabama  
RAY MARTIN AND  
KAREN MARTIN  
Deed Tax: \$111.00

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED ELEVEN THOUSAND AND 00/100 DOLLARS (\$111,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JEFFREY M. STERN, AN UNMARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RAY MARTIN AND KAREN MARTIN (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 78-A, ACCORDING TO THE RESURVEY OF LOTS 78, 79, 80, 81 AND 82, HIGH HAMPTON, SECTOR 1, AS RECORDED IN MAP BOOK 19, PAGE 89, RECORDED IN MAP BOOK 38, PAGE 9, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2007.
2. Easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.



20070723000342710 2/2 \$125.00  
Shelby Cnty Judge of Probate, AL  
07/23/2007 01:04:09PM FILED/CERT

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this  
2<sup>ND</sup> day of JULY, 2007.

*Jeffrey M. Stern*  
*by Bert A. Siegel*  
*his atty in fact* \_\_\_\_\_ (SEAL)  
**JEFFREY M. STERN**

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that BERT A. SIEGEL, whose name as ATTORNEY IN FACT FOR JEFFREY M. STERN, 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, he as such ATTORNEY IN FACT, and with full authority, executed the same voluntarily for and as the act of said JEFFREY M. STERN.

Given under my hand and official seal on this the 2<sup>ND</sup> day of JULY, 2007.

Notary Public  
ANTHONY D. SNABLE  
MY COMMISSION EXPIRES: 11-2-07