

This instrument was prepared by:
The Law Office of William H. Weems, Jr.
2010 Old Springville Road
Birmingham, Alabama 35215

Send Tax Notice to:
Matthew Scott Martin & Ashley Nicole Limbaugh
280 Hughes Road
Columbiana, Alabama 35051

WARRANTY DEED, WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL BY THESE PRESENTS,**

That in consideration of **One Hundred Forty Seven Thousand Five Hundred and no/100 Dollars (\$147,500.00) and other valuable consideration** to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Wade H. Limbaugh and Leesa Limbaugh, husband and wife** (herein referred to as grantor, whether one or more), does grant bargain, sell and convey unto **Matthew Scott Martin and Ashley Nicole Limbaugh** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land located in the SW ¼ of the NE ¼ of Section 31, Township 20 South, Range 1 East, being more particularly described as follows: begin at the Southwest corner of the SW ¼ of the SW ¼ of the NE ¼ of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama and run thence North along the West line of SW ¼ of NE ¼ a distance of 105 feet; thence run East and parallel with the South line of said ¼- ¼ section a distance of 210 feet; thence run South and parallel with the West line of said ¼ - ¼ section a distance of 105 feet to the South line of ¼ - ¼ section; thence run West along the South line of said ¼ - ¼ section a distance of 210 feet to the point of beginning.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

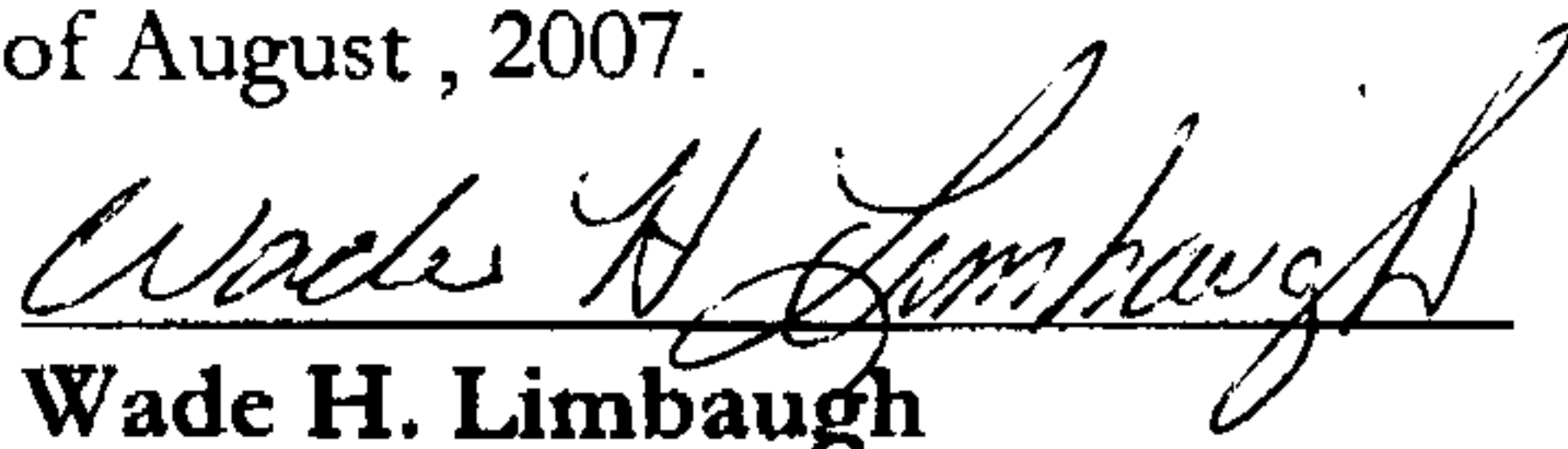
Said property bearing Property ID No.:16-9-31-0-000-005.000, with subject property being located in Shelby County, Alabama, and having property address 280 Hughes Road, Columbiana, Alabama 35051.

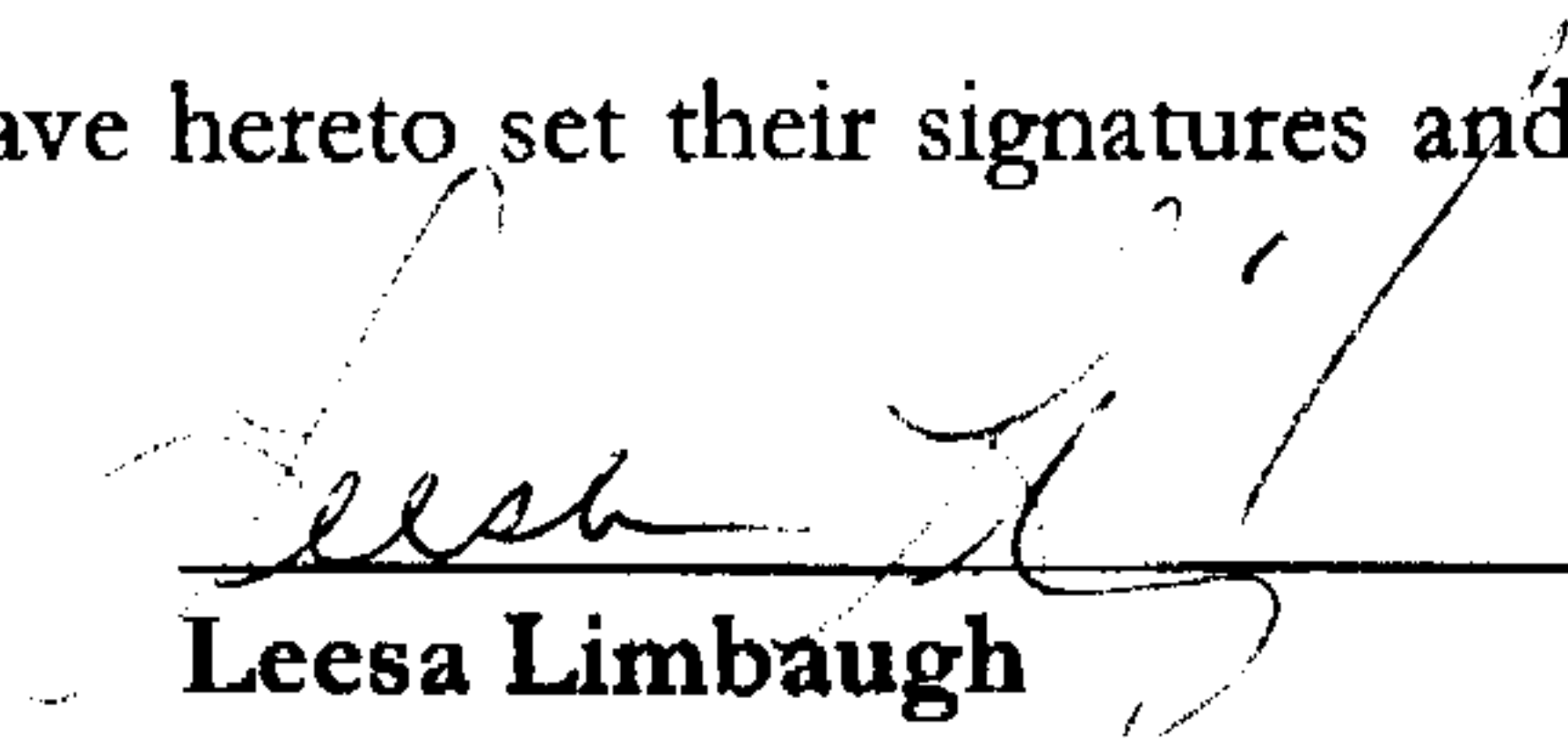
\$118,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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.

The undersigned does covenant with said grantees, their heirs and assigns, or their successors and assigns, that the undersigned is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that the grantor has good right to sell and convey the same as aforesaid; and that the grantor herein warrants and defends the same to the said grantee, their heirs and assigns, or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantors have hereto set their signatures and seals this 1st day of August, 2007.


Wade H. Limbaugh


Leesa Limbaugh

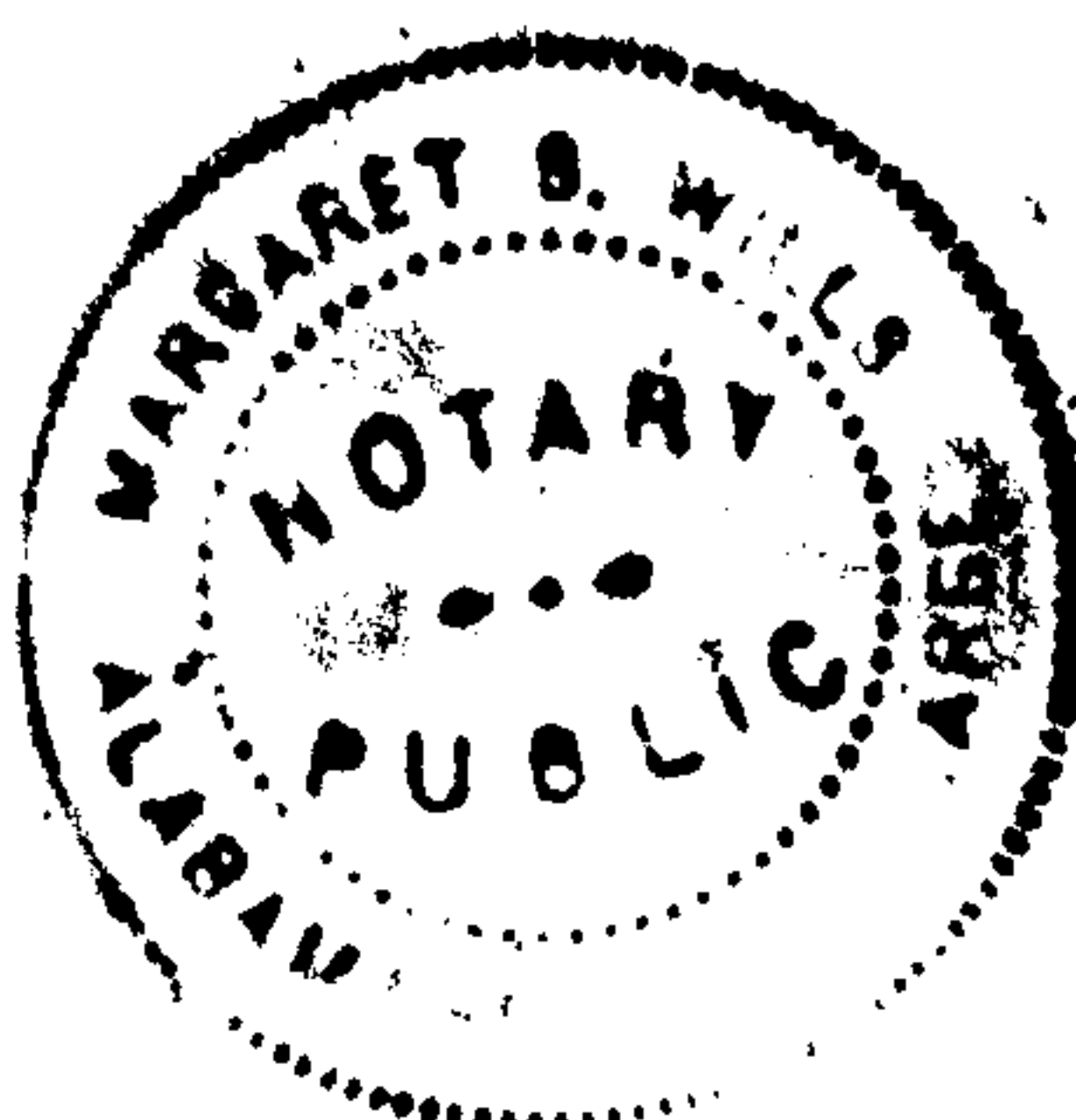
STATE OF ALABAMA)
JEFFERSON COUNTY)

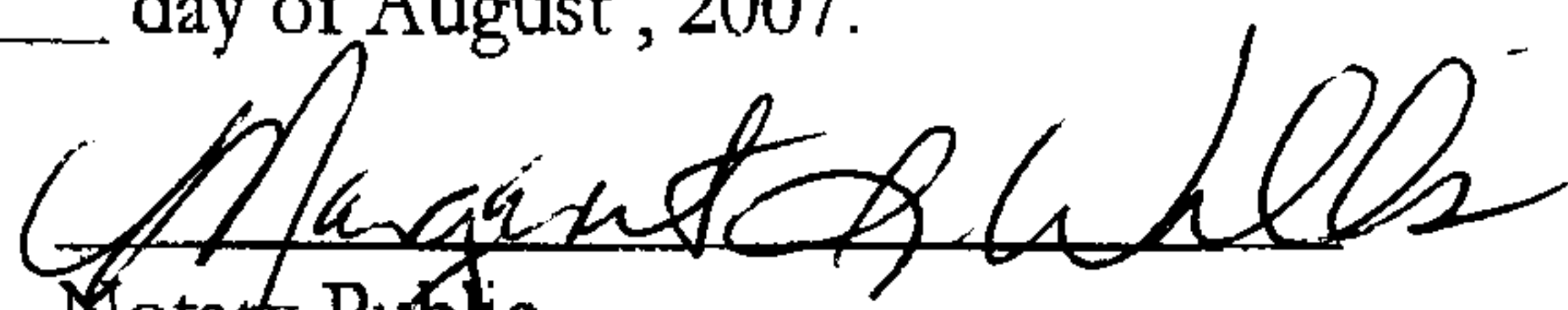
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wade H. Limbaugh and Leesa Limbaugh each signed the foregoing conveyance, and who, each being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each did with full knowledge and authority, execute the same voluntarily.

Given under my hand and official seal, this 1st day of August, 2007.


20070803000362770 1/1 \$40.50
Shelby Cnty Judge of Probate, AL
08/03/2007 12:16:06PM FILED/CERT




Notary Public
My Commission Expires: _____
Margaret S Wills
My Commission
Expires 3-14-2009

Shelby County, AL 08/03/2007
State of Alabama

Deed Tax: \$29.50