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SEND TAX NOTICE TO:

Roy H. Martin and Sophie L. Martin 116 Long Feather Lane Alabaster, Alabama 35007

> 20071102000508080 1/2 \$64.50 Shelby Cnty Judge of Probate, AL 11/02/2007 01:13:15PM FILED/CERT

This instrument was prepared by Shannon E. Price, Esq. P. O. Box 19144 Birmingham, AL 35219

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 Two Thousand dollars & no cents (\$252,000.)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Gerald L. Edge and wife, Leah C. Ashworth-Edge(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Roy H. Martin and wife, Sophie L. Martin (herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 447, ACCORDING TO THE SURVEY OF WEATHERLY BROADMOOR ABBEY, SECTOR 25, AS RECORDED IN MAP BOOK 21, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Gerald L. Edge and Leah C. Ashworth-Edge, by deed dated 6/24/2004, filed 7/7/2004 in Instrument 20040707000375180

\$201,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

- 1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
- 2. Municipal improvements assessments and fire district dues against subject property, if any.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 4. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-9837 in the Probate Office of Shelby County, Alabama.
- Non-exclusive easement for ingress, egress and utilities reocrded in Instrument 1995-6002; Instrument 1993-37547 and Instrument 1993-40410.
- 6. Covenants and agreements as to water, sewage and tap as set out in Instrument 1995-6003.
- 7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1996-2155.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/02/2007

State of Alabama

Deed Tax: \$50.50

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this October 24, 2007.

Gerald L. Edge

___(Seal)

Leah C. Ashworth-Edge

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gerald L. Edge and wife, Leah C. Ashworth-Edge, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of grober, 2007.

Notary Public.

My Commission Expires:

Richard B. McClelland My Commission Expires: 10-19-2010 (Seal)

STARD B. MCCLESTON OTARISTON OF PUBLIC

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