

This instrument was prepared by:
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105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
136 Churchill Drive
Maylene, AL 35114

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **LINDA H. MARTIN, A SINGLE PERSON** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **WILLIAM R. GOINGS AND NELDA S. GOINGS** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 221, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2008 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Building and setback lines of 30 feet as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama. (b) 7.5 foot drainage easement along North lot line as per plat. (c) Subject to covenants, conditions and restrictions (deleting therefrom, and 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 No. 2001-29019 and Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama. (d) Release of damages as recorded in Map Book 28, Page 91, as recorded in the Probate Office of Shelby County, Alabama. (e) Restrictions as set out on recorded plat. (f) Easement to Alabaster Water & Gas as recorded in Instrument No. 1992-21807, in the Probate Office of Shelby County, Alabama. (g) Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 28, Page 91 in Probate Office. (h) Restrictions as set forth on the recorded map that no fence shall impede the flow of water in any drainage way. (i) Restrictions and Easements regarding Alabama Power Company as recorded in Instrument No. 2000-23201. (j) Restrictions regarding Alabama Power Company as recorded in Instrument No. 20040910000506380. (k) Subject to covenants, conditions and restrictions (deleting therefrom, and 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 No. 20050524000253230 and Instrument No. 2051128000612180, in the Probate Office of Shelby County, Alabama.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s)
this 25 day of August, 2008.


Linda H. Martin

STATE OF ALABAMA
COUNTY OF JEFFERSON

Shelby County, AL 08/29/2008
State of Alabama
Deed Tax: \$160.00

The undersigned, a Notary Public in said and for said County, in said State, hereby certify that **Linda H. 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of Aug, 2008.


Notary Public

HARRY GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES FEB. 18, 2012