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Shelby Cnty Judge of Probate, AL
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THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Paul and Claudette AbouJaoude
3775 South Brookwood Road
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Thousand and No/100 Dollars (\$300,000.00), and other good and valuable consideration, paid to the undersigned grantor, Roy L. Martin, a married man ("Grantor"), by Paul AbouJaoude and Claudette AbouJaoude ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Part of the Northwest ¼ of the Southwest ¼ of Section 29, Township 21 South, Range 2 West; being more particularly described as follows:

Begin at the SE Corner of said 1/4-1/4 Section; thence North 87 deg. 13 min. 52 sec. West a distance of 475.07 feet to a point lying on the Easterly right of way of Interstate No. 65; thence North 00 deg. 02 min. 53 sec. East along said right of way line a distance of 142.14 feet; thence North 37 deg. 26 min. 53 sec. East along said right of way line a distance of 114.12 feet; thence North 89 deg. 28 min. 19 sec. East and leaving said right of way line a distance of 402.53 feet; thence South 00 deg. 33 min. 00 sec. East a distance of 259.42 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights leased, granted or retained by prior owners; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1995-1953 and Inst. No. 1998-29316 in the Probate Office of Shelby County, Alabama; (4) All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.

This property does not constitute the homestead of the Grantor herein.

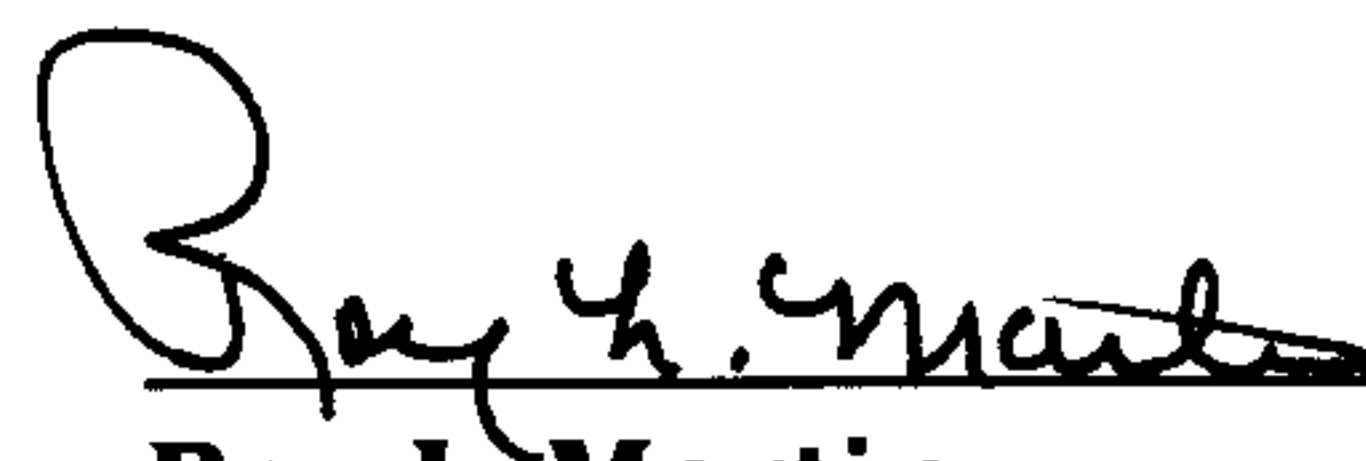
\$300,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the 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 Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 26th day of August, 2009.


WITNESS:


Roy L. Martin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of August, 2009.


Notary Public

My Commission Expires: 6-21-2013