

Send tax notice to:

Fred J. Martin, Jr.

Donna J. Martin

*3717 Mountain View home
Vestavia Hills AL 35223*

File No. 09-216

This instrument prepared by:

James R. Moncus, Jr., LLC

Attorney at Law

1313 Alford Avenue

Birmingham, AL 35226

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Two Thousand and no/100 Dollars (\$82,000.00), in hand paid to the undersigned, William J. Martin, An Unmarried Man, (hereinafter referred to as the "Grantor") by Fred J. Martin, Jr. and Donna J. Martin, Husband and Wife, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the 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, to-wit:

Begin at the SE corner of SE 1/4 of NW 1/4, Township 19 South, Range 2 West, Shelby County and run North along East line of said 1/4-1/4 section for a distance of 186.0 feet to a point; thence turn 89 degrees 30 minutes to the left and run for a distance of 168.0 feet to a point; said point being on the Northeasterly right of way of Shelby County Highway #29 (Caldwell Mill Road); thence run Southeasterly along said right of way for a distance of 240.0 feet more or less to the South line of aforesaid 1/4-1/4 section; thence turn 52 degrees 50 minutes to the left and run along said South line for a distance of 22.0 feet to the point of beginning; said parcel of land being situated in the SE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

SUBJECT TO:

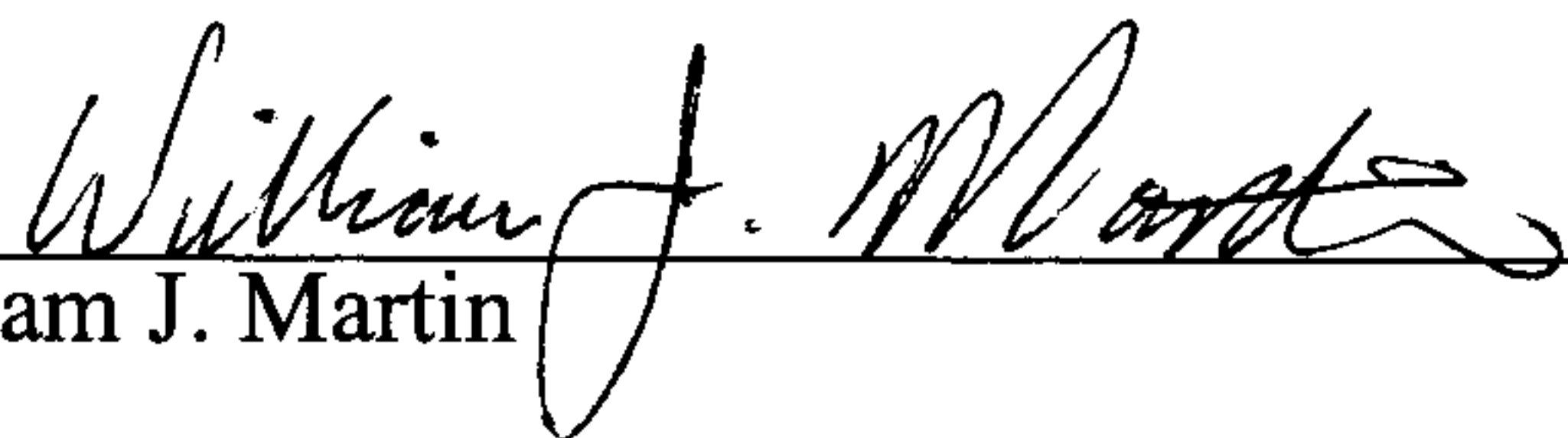
1. Ad valorem taxes due and payable October 1, 2010.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are)

lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23rd day of December, 2009.



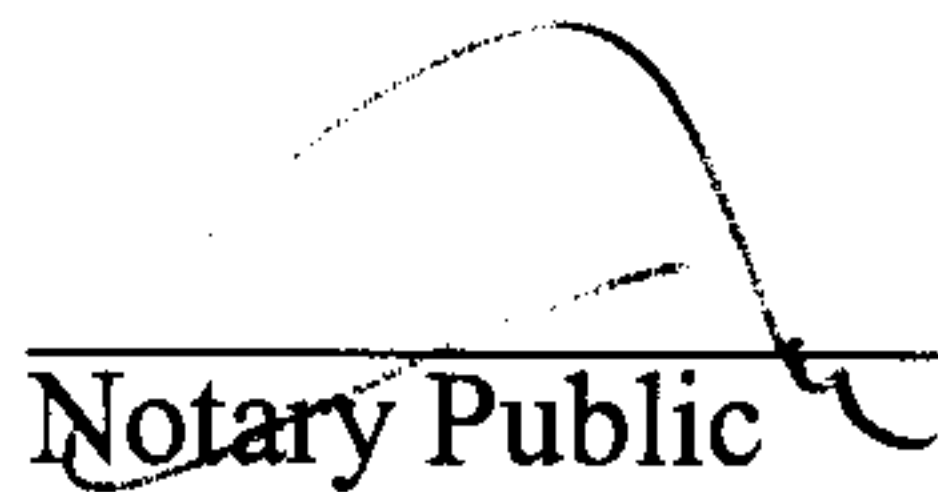
William J. Martin

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William J. Martin, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of December, 2009.

[NOTARIAL SEAL]



Notary Public

My Commission expires: February 23, 2012

Shelby County, AL 12/28/2009
State of Alabama
Deed Tax : \$82.00