

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Rosamarie R. Musso
645 Narrows Point Way
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$187,250.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Chealen K. Martin and Lauren C. Martin, by Chealen K. Martin as her attorney in fact by Power of Attorney filed in Instrument # X20130709000277830 in the Probate Office of Shelby County, Alabama, husband and wife, Chealen K. Martin is one and the same as Chealan K. Martin, grantee in deed file in Instrument #20100621000196980 in the Probate Office of Shelby County, Alabama, whose mailing address is 645 Narrows Point Way, Bham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rosemarie R. Musso, whose mailing address is 645 Narrows Point Way, Birmingham, AL 35242 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 645 Narrows Point Way, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

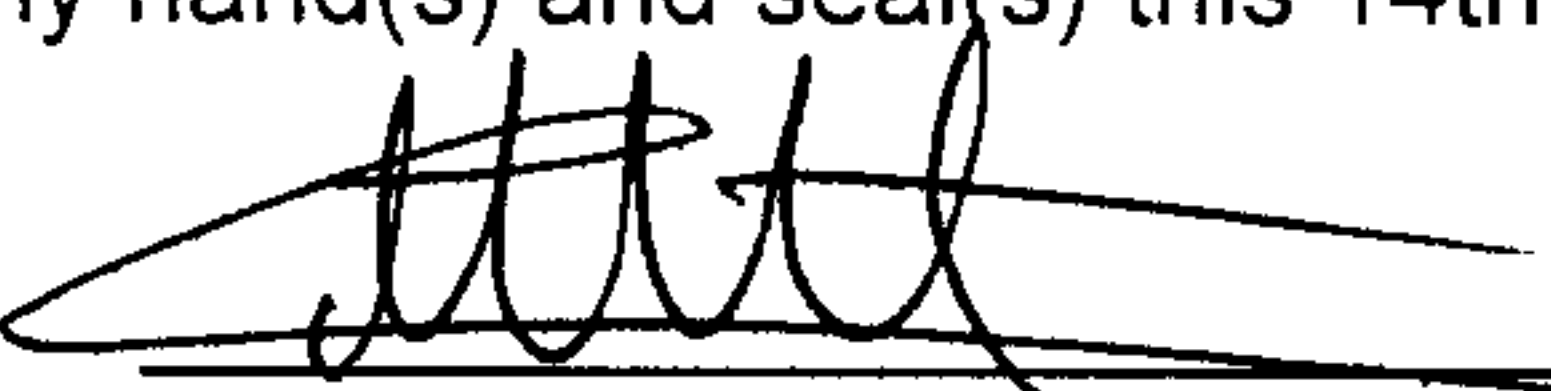
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$157,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 14th day of May, 2013.

Shelby County, AL 07/09/2013
State of Alabama
Deed Tax: \$30.00


Chealen K. Martin

Lauren C. Martin, by Chealen K. Martin
Lauren C. Martin her attorney in fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Chealen K. Martin and Lauren C. Martin, by Chealen K. Martin as her attorney in fact, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 14th day of May, 2013

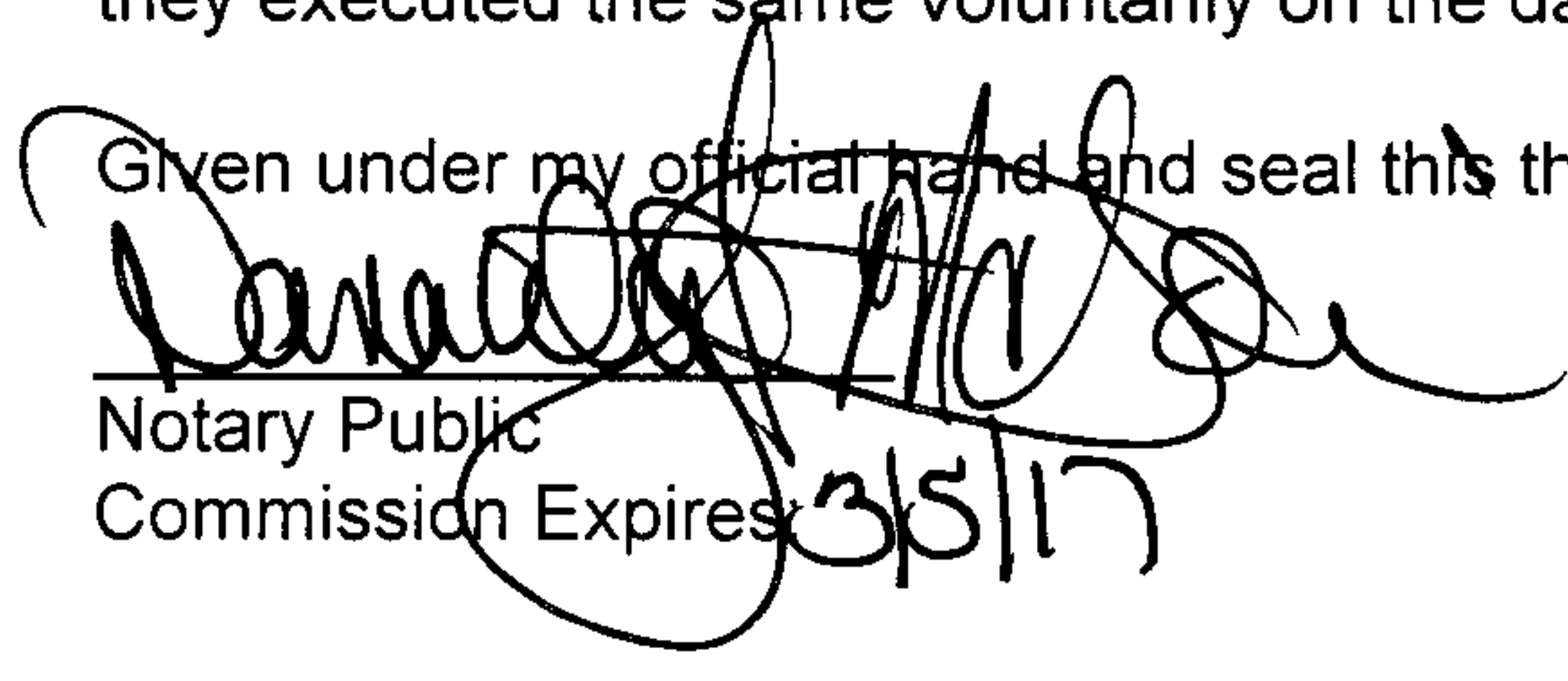

Notary Public
Commission Expires 3/5/17



EXHIBIT "A"
Legal Description

Lot 16, according to the Final Record Plat of Narrows Point, as recorded in Map Book 26, page 81A & 81B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



20130709000277850 2/2 \$45.00
Shelby Cnty Judge of Probate, AL
07/09/2013 09:54:12 AM FILED/CERT