



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten dollars and no/100 (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Anthony Rollin Martin, a married man and Kelly M. Camp, a married woman, being the Heirs at Law of Dolphus Lester Martin, deceased** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Betty Jean Pryor Trust, dated September 17, 2009 and Mary C. Martin Trust, dated September 17, 2009** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantors as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, 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 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 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 all 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of November, 2013.



Anthony Rollin Martin



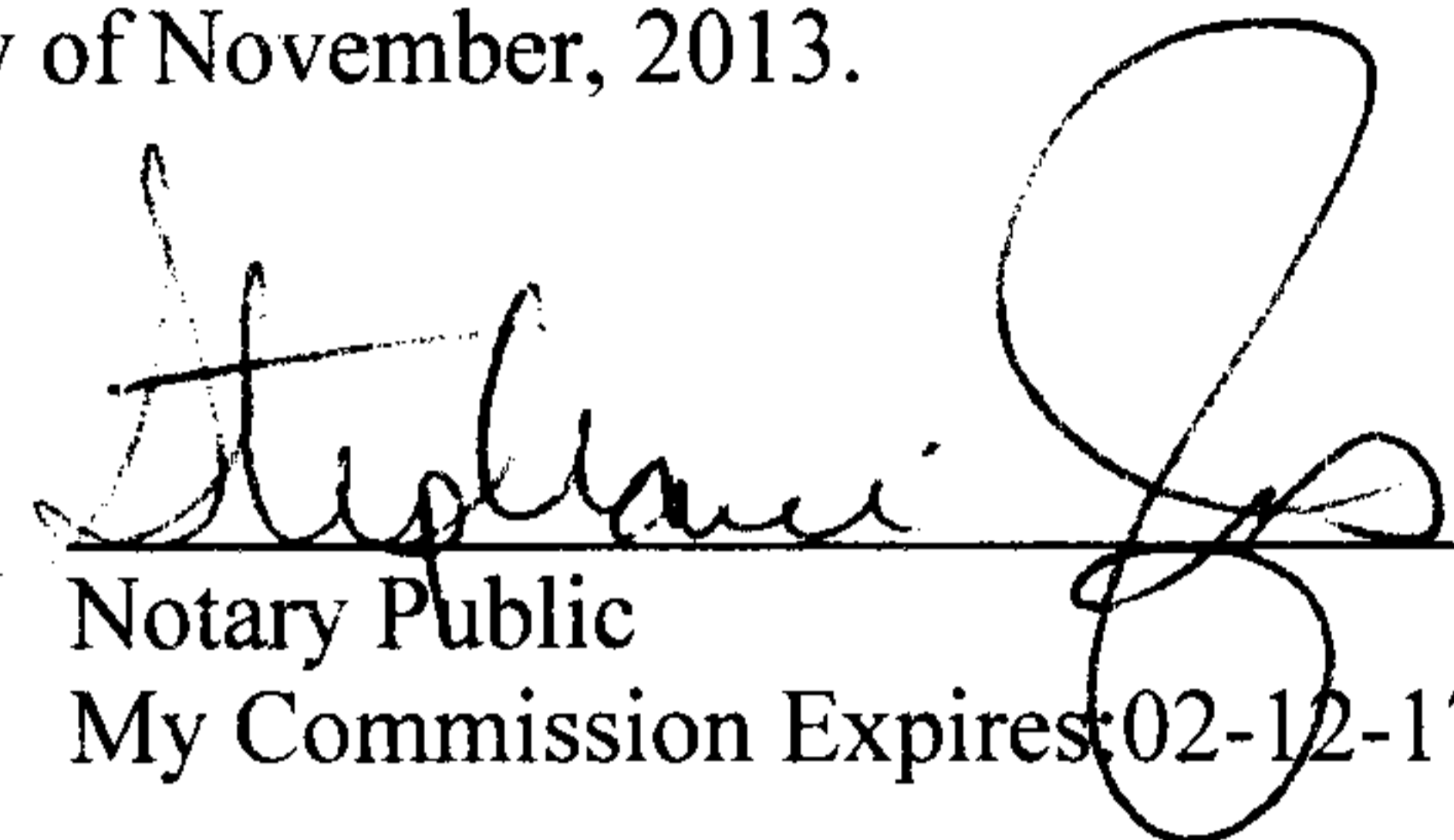
Kelly M. Camp

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony Rollin Martin, a married man**, 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 22nd day of November, 2013.

STEPHANIE JONES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 12, 2017


Notary Public
My Commission Expires: 02-12-17

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kelly M. Camp, a married woman**, 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 22nd day of November, 2013.

STEPHANIE JONES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 12, 2017

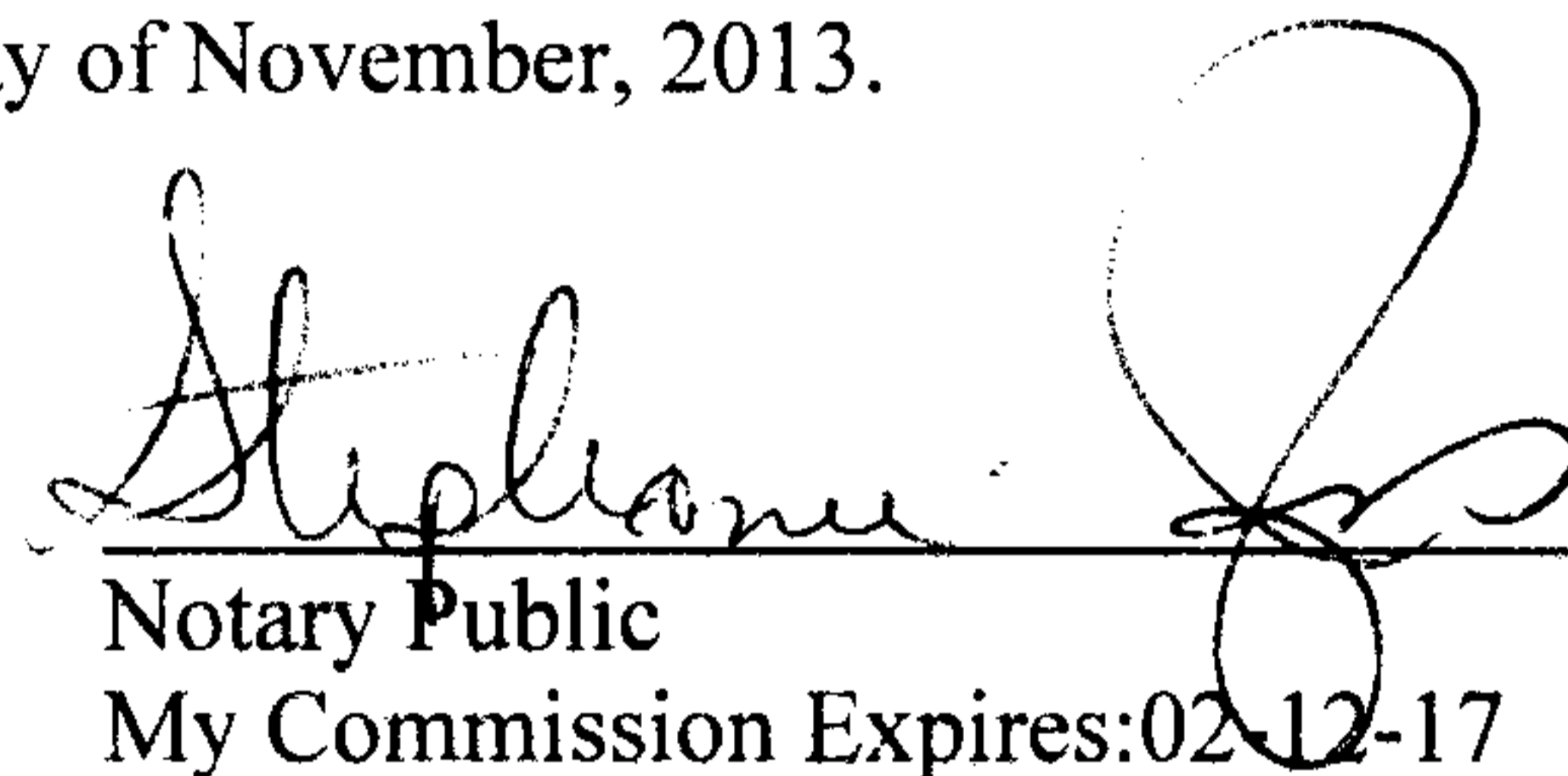

Notary Public
My Commission Expires: 02-12-17

EXHIBIT "A"

Legal Description:

Lots 30 and 31, according to the Survey of Camp Branch Estates, Second Addition, as recorded in Map Book 11, Page 104, in the Probate Office of Shelby County, Alabama.

Less and Except:

Lot 1, according to the Survey of Pryor Subdivision, as recorded in Map Book 25, Page 96, in the Probate Office of Shelby County, Alabama.

And, subject to a 30 foot right of way for ingress, egress and utilities; 15 feet on each side of the following described centerline, being located within the boundaries of Lots 30 and 31, according to the Survey of Camp Branch Estates, Second Addition, as recorded in Map Book 11, Page 104, in the Probate Office of Shelby County, Alabama: Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence run West along the South 1/4-1/4 line 248.51 feet; thence turn right 37 degrees 09 minutes 20 seconds and run Northwest 942.52 feet; thence turn left 90 degrees 08 minutes and 44 seconds and run Southwest 748.83 feet to the center of an existing chert drive and the point of beginning of centerline; thence turn left 86 degrees 21 minutes 04 seconds and run Southeast 66.40 feet; thence turn right 74 degrees 47 minutes 56 seconds and run Southwest 133.32 feet to the point of a clockwise curve with a Delta angle of 57 degrees 22 minutes 58 seconds and a radius of 54.82 feet; thence run along the arc of said curve 54.96 feet to the point of a counterclockwise curve with a Delta angle of 30 degrees 50 minutes 23 seconds and a radius of 181.28 feet; thence run along the arc of said curve 97.57 feet; thence continue tangent to said curve, Southwest 217.83 feet to the point of a counterclockwise curve with a Delta angle of 63 degrees 39 minutes 58 seconds and a radius of 80.54 feet; thence run along the Arc of said curve 89.49 feet; thence continue tangent to said curve, Southeast, 85.22 feet to a point on a cul de sac at the end of Timberline and the end of said centerline.



20131126000463430 3/4 \$131.50
Shelby Cnty Judge of Probate, AL
11/26/2013 03:08:23 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Anthony Rollin Martin
Mailing Address Kelly M. Camp
100 White Cap Circle
Alabaster, AL 35007

Grantee's Name Betty Jean Pryor Trust
Mailing Address Mary C. Martin Trust
3408 Trace Circle
Birmingham, AL 35242

Property Address 16.68 Acres M/L, Timber Lane
Alabaster, AL 35007

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 108,420.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/25/13

Print Kelly B. Furgerson

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

