

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Jeffrey A Martin
Annette Marie Martin
111 Swann Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eight Hundred Thirty Thousand and 00/100 Dollars (\$830,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Wade Faulkner, a married person

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Jeffrey A Martin and Annette Marie Martin

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama and run thence South 88°7'26" East along the North line of said 1/4-1/4 section a distance of 67.67 feet to a found rebar corner and the Point of Beginning of the property being described; thence continue last described course along an existing fence line a distance of 454.48 feet to a found rebar corner; thence run South 37°9'17" West along an existing fence line a distance of 739.81 feet to a found rebar; thence run South 28°20'45" West a distance of 20.02 feet to a found solid bar corner in the centerline of a 30 foot roadway easement; thence run North 5°59'35" West along said centerline of said easement a distance of 534.04 feet to a found rebar corner; thence run North 32°26'23" East along centerline of said 30 foot roadway easement a distance of 10.84 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

The property being conveyed is one and the same as that conveyed in those certain deeds recorded in Instrument 20100709000219280 and Instrument 20180618000215160

This property is not the homestead of the Grantor, nor the homestead of his spouse.

\$485,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this January 22, 2020.

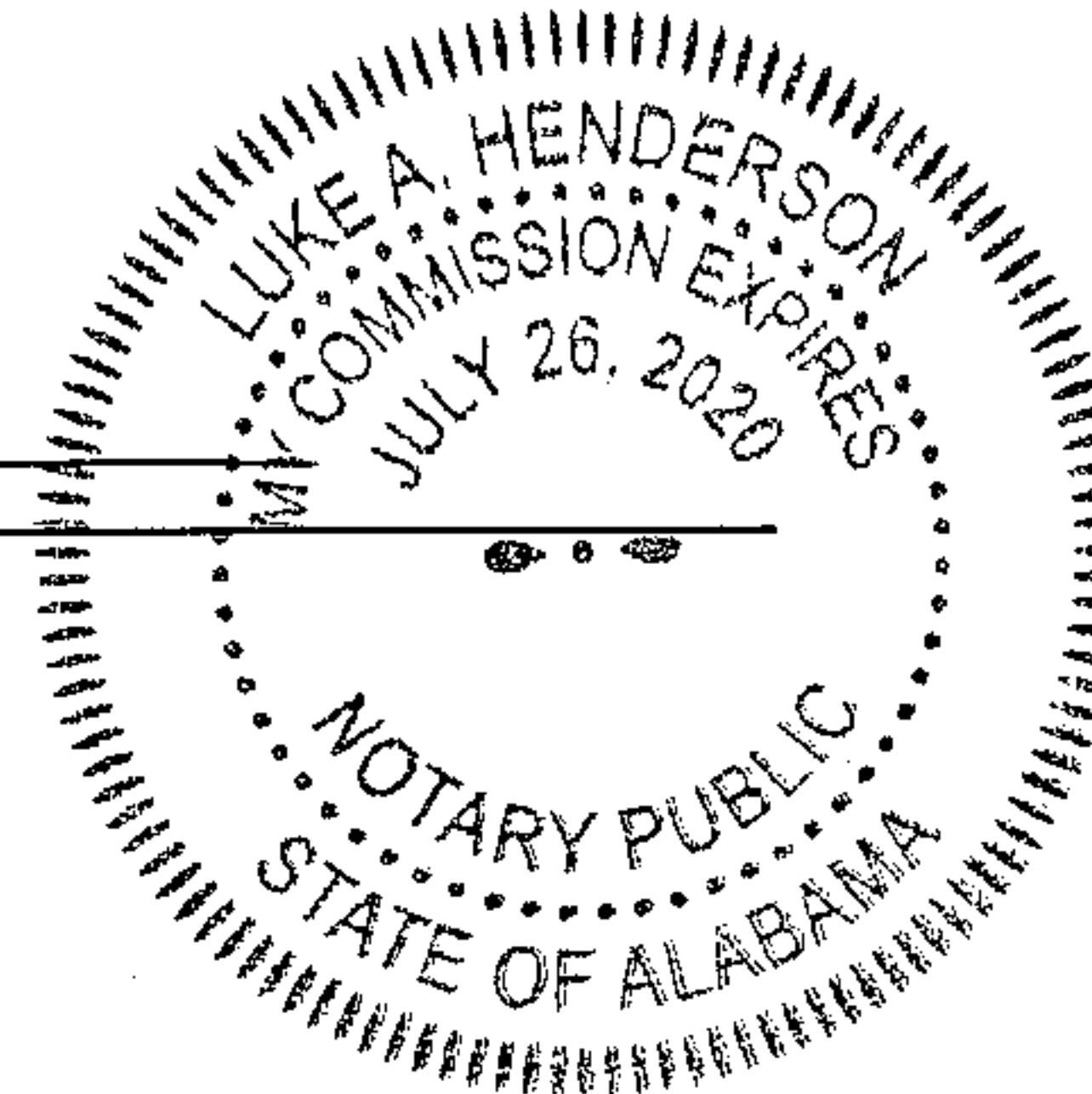
Wade Faulkner
Wade Faulkner

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Wade Faulkner**, a married person, 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 this instrument, Wade Faulkner executed the same voluntarily on the day the same bears date.

Given under my hand and seal this January 22, 2020.

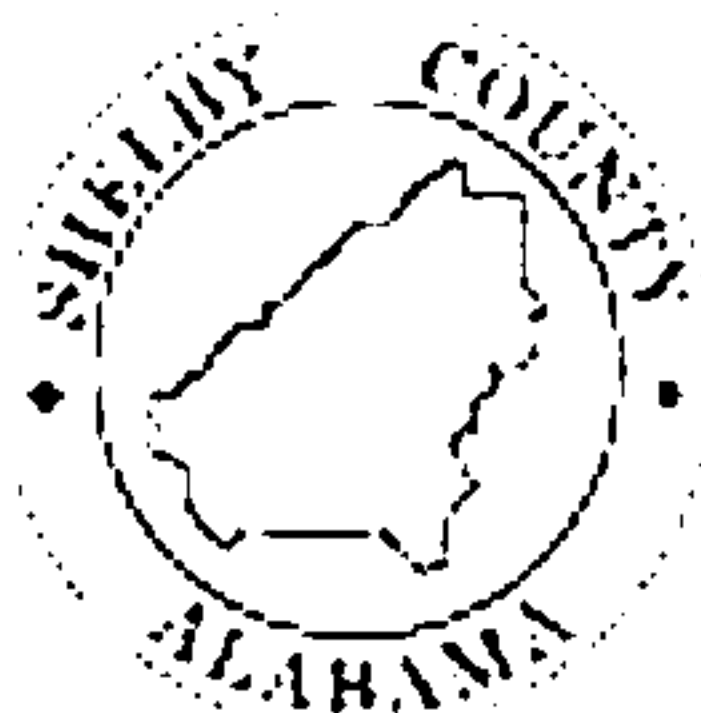
Luke A. Henderson
Notary Public



My Commission Expires: 07/26/2020

Grantor's Address:
P.O. BOX 172
Sterrett, AL 35147

Property Address:
111 Swann Drive
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2020 12:04:55 PM
\$370.00 CHERRY
20200212000058730

Allie S. Bayal