

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Barry L. Carroll and Teresa P. Carroll  
5585 Highway 55  
Wilsonville AL 35186

Presents:

THAT IN CONSIDERATION OF FIVE HUNDRED SEVENTY SIX THOUSAND AND 00/100 (\$576,000.00 ) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frank W. Martin and wife, Sandra J. Wisdom-Martin (herein referred to as grantors) do grant, bargain, sell and convey unto Barry L. Carroll and Teresa P. Carroll, husband and wife (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the NW corner of the NW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 14 minutes 16 seconds East, 1,377.71 feet to the Westerly right of way of County Road 55; thence along said road along a curve to the left said curve having a radius of 1,215.09 feet and a central angle of 14 degrees 33 minutes 43 seconds along a chord bearing and distance of South 06 degrees 03 minutes 17 seconds East 307.99 feet; thence leaving said road South 89 degrees 13 minutes 38 seconds West 1,410.21 feet; thence North 00 degrees 00 minutes East 306.96 feet to the point of beginning.

Also, legal description for 30 foot ingress, egress, and utility easement:

Begin at the NW corner of the NW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 14 minutes 16 seconds East, 1,377.71 feet to the Westerly right of way of County Road 55; thence along said road along a curve to the left said curve having a radius of 1,215.09 feet and a central angle of 14 degrees 33 minutes 43 seconds along a chord bearing and distance of South 06 degrees 03 minutes 17 seconds East 307.99 feet; to the point of beginning of 30 feet ingress, egress, and utility easement, from said point of beginning, leaving said road, run South 89 degrees 13 minutes 38 seconds West, along South line of said easement for 733.11 feet, said easement being 30 feet in width and North of the above described line, said easement being for ingress, egress and utility purposes.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$457,600.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

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 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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 30<sup>th</sup> day of November 2023

Frank W. Martin  
Frank W. Martin

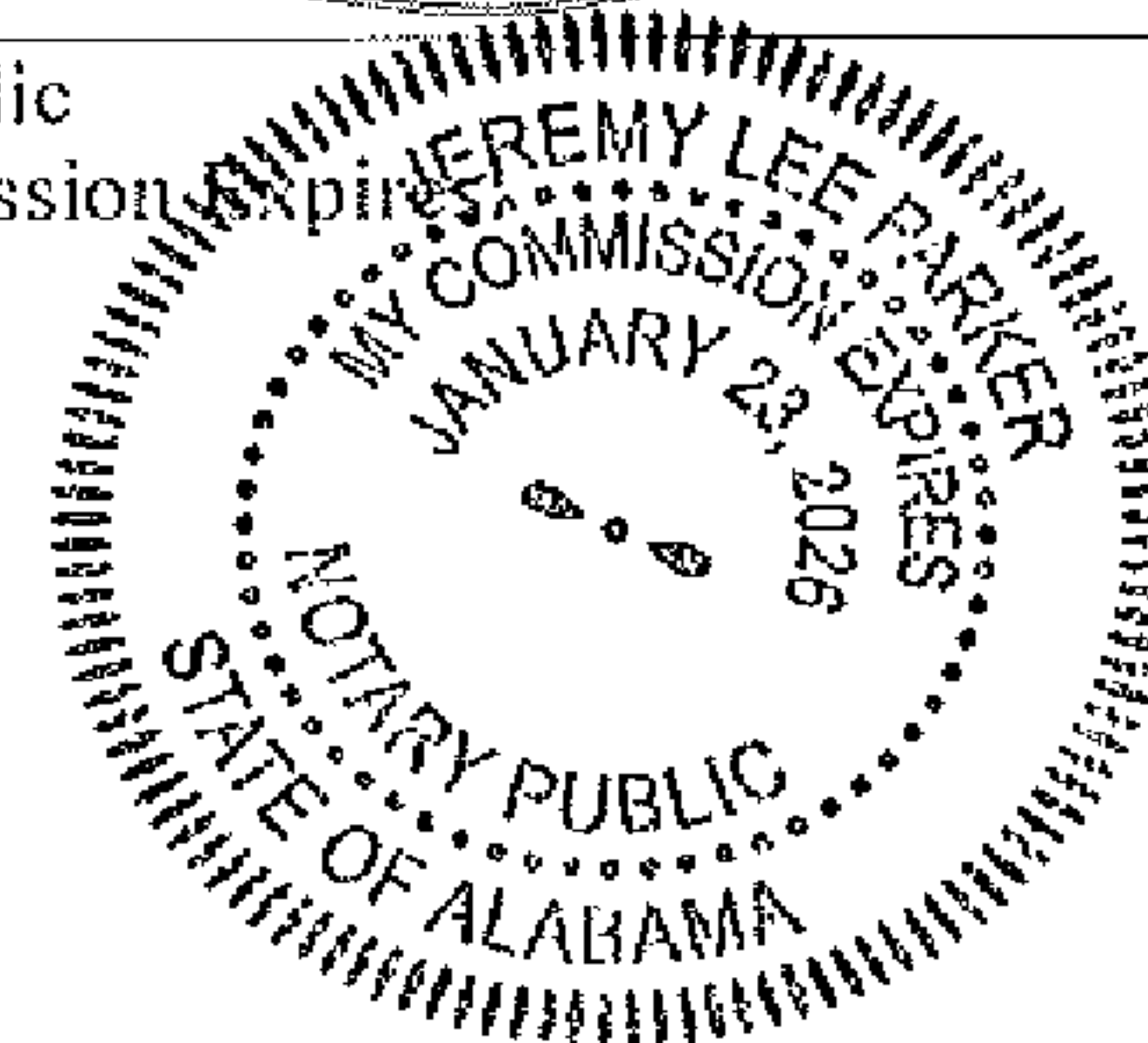
Sandra J. Wisdom-Martin  
Sandra J. Wisdom-Martin

STATE OF **Alabama**  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Frank W. Martin and Sandra J. Wisdom-Martin whose names are 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, they executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal, this the 30th day of November, 2023

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1320 Alford Ave Ste 102  
Birmingham, AL 35226

Notary Public  
My Commission Expires



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

Alli S. Bayal