

2137 WARRANTY DEED

THE STATE OF ALABAMA,
Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTY FIVE THOUSAND AND NO/100ths (\$75,000.00) and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, JERRY W. YOUNG and PEGGY ANN YOUNG, husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL, and CONVEY unto Steve Monroe Martin and wife, Teresa Sue Martin (herein referred to as GRANTEE(S), heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

LOT 28, BLOCK 3, ACCORDING TO THE SURVEY OF OAK MOUNTAIN ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

And a parcel of land as described as follows:
A parcel of land located in the Northeast 1/4 of Southeast 1/4, Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the most Southerly corner of said Lot 28, Block 3, Oak Mountain Estates Second Sector, run Northeasterly along the Southeasterly line of Lots 28 and 27, in said Block 3, for 145 feet, more or less to the most Westerly corner of Lot 2, Block 3, in Oak Mountain Estates, a map which is recorded in said Probate Office in Map Volume 5, on page 57; thence turn an angle to the right of 90 degrees and run Southeasterly along the Southwest line of said Lot 2 for a distance of 27.5 feet; thence turn an angle to the right of 90 degrees and run Southwesterly for a distance of 145 feet to a Point on the Northeast right of way line of Bearden Road; thence an angle to the right and run Northwesterly along the said right of way line for a distance of 27.5 feet to the Point of Beginning.

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

\$74,476.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1.	100.00
2.	
3.	2.50
4.	3.00
5.	
6.	1.00
Total	7.50

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), heirs and assigns, that they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF they have hereunto set their hand and seal this 11th day of MAY 1990

WITNESS: Myrna C. Scotch 90 JUN 28 PM 12:47
JERRY W. YOUNG (L. S.)
PEGGY ANN YOUNG (L. S.)

THE STATE OF ALABAMA,
Shelby COUNTY.

I, Joe A. Scotch, Jr. a Notary Public in and for said State hereby certify that JERRY W. YOUNG and PEGGY ANN YOUNG, husband and wife

whose names are signed to the foregoing conveyance, and who are 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 11th day of May 1990

Joe A. Scotch, Jr. Notary Public.