

This instrument was prepared by

SEND TAX NOTICE TO:

Anthony D. Snable
2700 Highway 280 South
Suite 101-W
Birmingham, Alabama 35223

BRANDON KAINE MARTIN
901 4TH AVENUE S.W.
ALABASTER, ALABAMA 35007

File #870096

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$77,500.00) DOLLARS and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, PAUL GRATER and ELAINE GRATER, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BRANDON KAINE MARTIN, (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4/ OF THE NW 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH RANGE 3 WEST; THENCE WEST 105 FEET; THENCE NORTH 210 FEET; THENCE EAST 105 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER-QUARTER 210.0 FEET TO A POINT; THENCE 87 DEGREES 15 MINUTES LEFT AND RUN WESTERLY 105 FEET TO THE POINT OF BEGINNING OF QUIT CLAIM PARCEL "B"; THENCE 92 DEGREES 45 MINUTES LEFT AND RUN SOUTHERLY 105.0 FEET TO A POINT; THENCE 173 DEGREES 27 MINUTES LEFT AND RUN NORTHERLY 105.11 FEET TO A POINT; THENCE 93 DEGREES 48 MINUTES RIGHT AND RUN EASTERLY 12.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996, which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

\$77,454.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

05/02/1997-13677
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Post # 1997-13677

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) PAUL GRATER and ELAINE GRATER, HUSBAND AND WIFE, have hereunto set my (our) hand(s) and seal(s) this 25th day of April, 1997.


PAUL GRATER (SEAL)


ELAINE GRATER (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that PAUL GRATER and ELAINE GRATER, HUSBAND AND WIFE 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 the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 1997.


Notary Public

My commission expires: 10-21-99

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