

WARRANTY DEED

THE STATE OF ALABAMA, }
Shelby, COUNTY.

*husband and wife

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS 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, Thomas S. Sepulveda and Rebecca Sue Sepulveda, joint tenants with right of survivorship, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto KURT ALAN MARTIN AND THERESA LYNN MARTIN (herein referred to as GRANTEE(S), THEIR heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 11, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, page 83, in the Probate Office of Shelby County, Alabama.

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

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

IN WITNESS WHEREOF WE have hereunto set OUR hand S and seal S, this 23RD day of MAY 19 97.

Thomas S. Sepulveda (L. S.)
Rebecca Sue Sepulveda (L. S.)

(L. S.)

THE STATE OF ALABAMA, }
Shelby, COUNTY.

*husband and wife

I, W. Russell Beals, Jr., a Notary Public in and for said State AT LARGE hereby certify that Thomas S. Sepulveda and Rebecca Sue Sepulveda, joint tenants with right of survivorship whose name is 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 12th day of May, 19 97.

W. Russell Beals, Jr.
My Commission Expires: 09/21/98 Notary Public

FOR RECORDING ONLY

Inst # 1997-16651

05/29/1997-16651
12:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 11.00