

Send tax notice to:  
John and Marilyn Martens  
c/o David Talley  
7723 Wyndham Circle  
Helena, Alabama 35080  
File No. 10-040

This instrument prepared by:  
James R. Moncus, Jr., LLC  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Nine Thousand and No/100 Dollars (\$139,000.00), in hand paid to the undersigned, John and Marilyn Martens, Husband and Wife, (hereinafter referred to as the "Grantors") by David Lee Talley, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 38, ACCORDING TO THE SURVEY OF WYNDHAM, BEDFORD SECTOR, PHASE II, AS RECORDED IN MAP BOOK 23, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2010.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantors herein described.

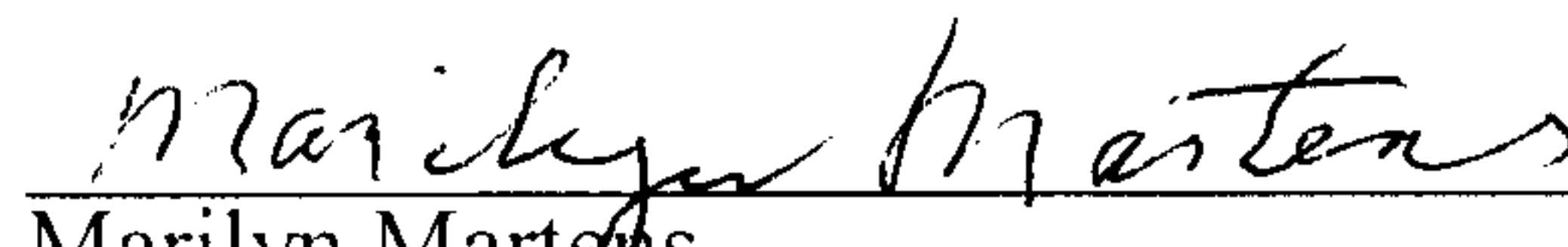
TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

**Grantors herein grant and convey ownership of the above described property subject to a life estate which Grantors hereby expressly reserve unto themselves and provided however Grantors personally occupy said property as their primary residence, along with the right of full possession and use of said properties during said periods.**

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantee, his heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 26<sup>th</sup> day of  
April, 2010.

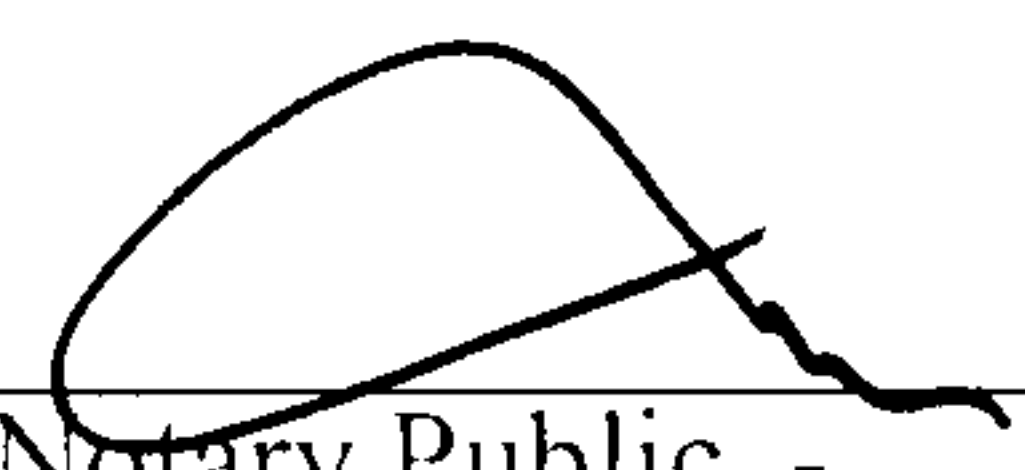
  
John Martens

  
Marilyn Martens

STATE OF ALABAMA     )  
                                  :  
COUNTY OF JEFFERSON )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that John Martens and wife, Mary Martens, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of April, 2010.

  
Notary Public - James R. Moncus, Jr.

[NOTARIAL SEAL]

My Commission Expires: February 23, 2012

Shelby County, AL 04/30/2010  
State of Alabama  
Deed Tax : \$139.00