

This instrument was prepared by:
J. Timothy Smith, Attorney
1678 Highway 31 South, Ste. AA
Hoover, Alabama 35216

Send tax notice to:
Mary Lee Martin (Grantee)
186 Cedar Bend Drive
Helena, Alabama 35080

STATE OF ALABAMA)
JEFFERSON COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$10.00 to the undersigned grantor or grantors in hand paid by the grantee or grantees herein, the receipt of whereof is acknowledged, I, BRIAN LEE MARTIN (hereinafter referred to as Grantor) do grant, bargain, sell, and convey unto MARY LEE MARTIN (hereinafter referred to as Grantee) the following described real estate, situated in Shelby County, Alabama:

Lot 28, Block 2, according to the survey of Cedar Bend, Phase I, as recorded in Map Book 17, page 139, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- 1) Ad Valorem taxes for the current tax year.
- 2) Easements, rights-of-way and restrictions of record.

This conveyance is done in accordance with the divorce action (Civil Action #DR 99-2645 JCC) between Grantor and Grantee; therefore, no title search or examination has been performed.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators, covenant with said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his/her heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand and seal this the 9th day of March, 2000.


BRIAN LEE MARTIN (Grantor)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRIAN LEE MARTIN, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March, 2000.

My Commission Expires: 7-28-00


Notary Public

04/14/2000-12412
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 9.00

Inst # 2000-12412