

This document prepared by:  
Law Office of John A. Gant, P. C.  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Michael R. Allen  
112 Meadow View Circle  
Pelham, AL 35124

Inst. \* 2001-01739

01/17/2001-01799  
10:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CO 26.00

### GENERAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Eighteen Thousand Five Hundred and 00/100 Dollars (\$118,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, JAMES H. MARTIN, III and JUDI MARTIN, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL R. ALLEN (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

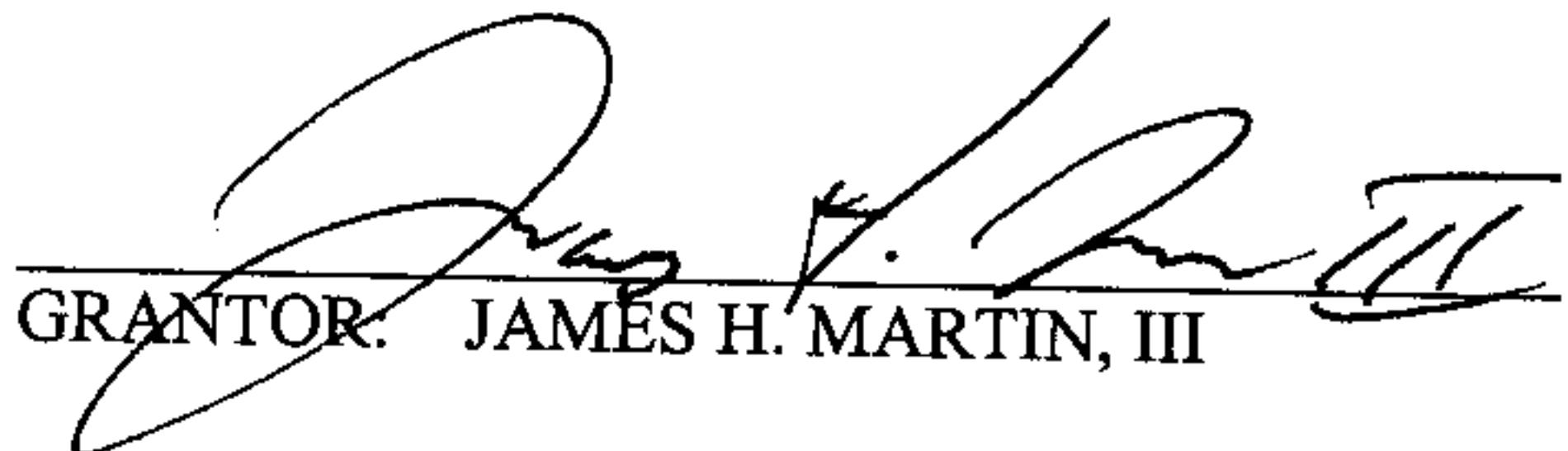
Lot 7, according to the Survey of Ivey Brook Phase I, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.

One Hundred Six Thousand Six Hundred Fifty Dollars and 00/100 (\$106,650.00) of the consideration is from a purchase money first mortgage given simultaneously with granting of this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executor and administrator covenant with said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Dated this the 15<sup>th</sup> day of January, 2001.

  
GRANTOR: JAMES H. MARTIN, III

  
GRANTOR: JUDY MARTIN

STATE OF ALABAMA )  
SHELBY COUNTY )

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that JAMES H. MARTIN, III and JUDY MARTIN, 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 the 15<sup>th</sup> day of January, 2001.

  
NOTARY PUBLIC: JOHN A. GANT

My commission expires: 10/20/01

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