

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Hunter Sartain
6706 Highway 10
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Forty-Three Thousand Five Hundred and 00/100 Dollars (\$43,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **M & M Properties, an Alabama General Partnership**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Hunter Sartain, a single man**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Commence at the NW corner of the NW¼ of the NE¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 89 degrees 44 minutes 12 seconds East along the North line of said ¼-¼ section a distance of 357.88 feet; thence South 20 degrees 21 minutes 13 seconds East a distance of 355.86 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 90.30 feet; thence South 23 degrees 22 minutes 45 seconds East a distance of 157.57 feet to the northerly right of way of Shelby County Hwy. 10; thence North 68 degrees 50 minutes 38 seconds East along said right of way a distance of 135.48 feet; thence North 6 degrees 58 minutes 6 seconds East and leaving said right of way a distance of 178.53 feet; thence North 20 degrees 21 minutes 13 seconds West a distance of 90.30 feet; thence South 68 degrees 50 minutes 38 seconds West a distance of 225.75 feet to the POINT OF BEGINNING.

According to survey of Rodney Shiflett, dated March 18, 2001.

NOTE: The Subject property contains a concrete pad to the north-northeast of the homesite. A portion of this pad lays on the subject property and the remainder lies on the adjacent tract which is presently owned by Christopher D. Herring and Bridget Herring. It is the intent of the Grantor to convey his interest in the portion of the pad which is located on the subject property.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

04/03/2002 15575
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.50

Inst # 2002 15575

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 22nd day of March, 2002.

GRANTORS

Michael S. Allen (L.S.)
M & M Properties
By: Michael S. Allen as Partner and
Authorized Agent for M & M Properties,
an Alabama General Partnership

Michael A. Eubanks (L.S.)
M & M Properties
By: Michael A. Eubanks as Partner and
Authorized Agent for M & M Properties,
an Alabama General Partnership

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Michael S. Allen as Partner and Authorized Agent for M&M Properties, an Alabama General Partnership, is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22nd day of March, 2002.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5/13/04

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Michael A. Eubanks as Partner and Authorized Agent for M&M Properties, an Alabama General Partnership, is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22nd day of March, 2002.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5/13/04

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