

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Edwin Martinez
304 Shelby Forest Drive
Chelsea, Alabama 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventy-Four Thousand Nine Hundred and 00/100 (\$174,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Cynthia D. Bruce and Robert Bruce wife and husband**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Edwin Martinez, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 10, according to the Survey of Shelby Forest Estates, 1st Sector, Phase II, as recorded in Map Book 24 page 81 in the Probate Office of Shelby County, Alabama.


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


\$166,155.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.


AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of June, 2005.


Cynthia D. Bruce


Robert Bruce

STATE OF ALABAMA)
COUNTY OF SHELBY)


20050613000288120 1/1 \$20.00
Shelby Cnty Judge of Probate, AL
06/13/2005 08:59:06AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cynthia D. Bruce and Robert Bruce, wife and husband 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of June, 2005.


NOTARY PUBLIC

My Commission Expires: 3/18/07

Shelby County, AL 06/13/2005
State of Alabama

Deed Tax: \$9.00