20051014000537740 1/1 $37.50
Shelby Cnty Judge of Probate,AL
10/14/2005 01:57:10PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Teresa Stahl
1307 Caliston Way
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred sixty four thousand seven hundred forty three and no/100 ($264,743.50)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Don Martin Construction Company, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Teresa Stahl** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 558, according to the Final Plat of Caliston at Ballantrae, Phase I, as recorded in Map Book 32, Page 104, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

$211,794.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.
$26,474.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of September, 2005.

Shelby County, AL 10/14/2005
State of Alabama

Deed Tax:$26.50

Don Martin Construction Company, Inc.
By: Don Martin
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don Martin whose name(s) as President of **Don Martin Construction Company, Inc.,** 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 this conveyance, he/she/they executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 30th day of September, 2005.

Notary Public
My Commission Expires: 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009