

SEND TAX NOTICE TO:
RUBY Y. DAVIS
369 OLD CAHABA TRAIL
HELENA, ALABAMA 35080

20060109000013830 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
01/09/2006 02:55:48PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED FIFTY THREE THOUSAND THREE HUNDRED AND NO/100THS-----DOLLARS (\$153,300.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, MICHAEL H. MARTIN AND JAYME S. MARTIN, HUSBAND AND WIFE, hereinafter referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto, MAX PATE, hereinafter referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in SHELBY County, State of Alabama, to wit:

LOT 718, ACCORDING TO THE SURVEY OF OLD CAHABA, CEDAR CREST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 11, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMAL.

\$122,640.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.
\$30,660.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A SECOND PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 27th day of DECEMBER, 2005.

MICHAEL H. MARTIN
BY: *Michael H. Martin b. J. AIF*
JAYME S. MARTIN
HIS ATTORNEY IN FACT

JAYME S. MARTIN, INDIVIDUALLY

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Jayme S. Martin, INDIVIDUALLY and, whose name as Attorney in Fact for Michael H. Martin, a married man, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal this 27th day of December, 2005.

My Commission Exp:

Christopher P. Moseley
Notary Public

THIS INSTRUMENT PREPARED BY:

Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

Moseley