

SEND TAX NOTICE TO:
Kristy Hill
295 Wade Drive
Montevallo, Alabama 35115

This instrument was prepared by
Greg Lee, Lee & McClelland, LLC.
P.O. Box 430222
Birmingham, Alabama 35243

Shelby County, AL 05/10/2006
State of Alabama
Deed Tax: \$21.00

WARRANTY DEED

STATE OF Alabama
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Three Thousand Seven Hundred dollars & no cents (\$103,700.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Gregory Brian Martin and wife, Melissa O. Martin** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Kristy Hill, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOTS 16 AND 17, IN BLOCK 2, ACCORDING TO THE SURVEY AND
PLAT OF WILMONT GARDENS, AS RECORDED IN MAP BOOK 4, PAGE
6, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.

Subject to: (1) Taxes for the year 2006 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicated any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in document recorded in Map Book 4, Page 6 in the Probate Office of Shelby County, Alabama. (5) Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 170.

\$ 82,960.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 17, 2006**.

(Seal)

(Seal)

(Seal)

Gregory Brian Martin

Melissa O. Martin

(Seal)

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gregory Brian Martin and wife, Melissa O. Martin**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2006

Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
(Seal) MY COMMISSION EXPIRES: OCT 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

