

# WARRANTY DEED

State of Alabama  
SHELBY County

SEND TAX NOTICE TO:  
CANDI L. ELLETT  
122 CEDAR BEND DRIVE  
HELENA AL 35080

Know all men by these presents:

That in consideration of **One Hundred Forty-Four Thousand Seven Hundred Fifty-Five and 00/100 (\$144,755.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**JAMES B. MARTIN and JOANNAH MARTIN, A MARRIED COUPLE**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

**CANDI L. ELLETT**

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

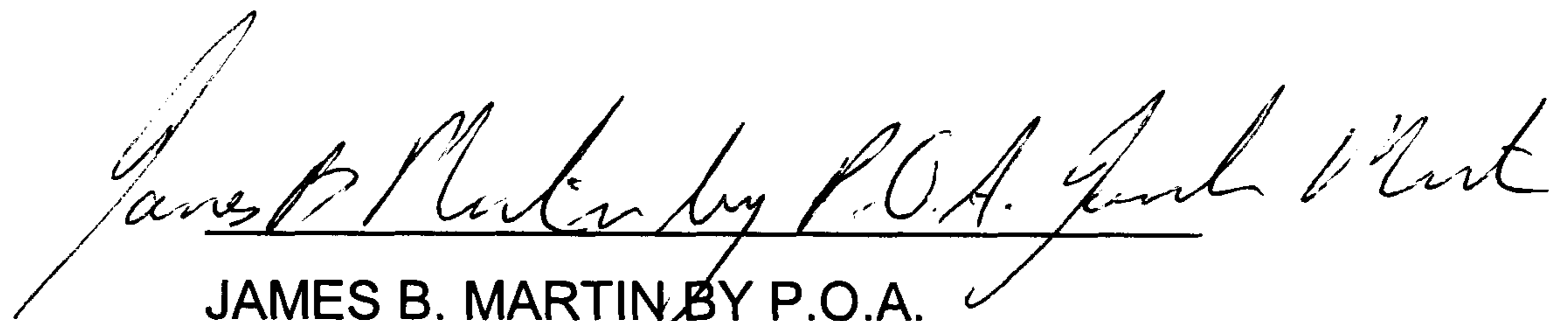
**LOT 4, BLOCK 1, ACCORDING TO THE SURVEY OF CEDAR BEND, PHASE 1, AS RECORDED IN MAP BOOK 17, PAGE 139 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

**\$84,755.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD to the said grantee, **CANDI L. ELLETT** 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 GRANTEES, 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 GRANTEES, 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  
24th day of May, 2006.

  
JAMES B. MARTIN BY P.O.A.

JOANNAH MARTIN

  
JOANNAH MARTIN

Shelby County, AL 06/06/2006  
State of Alabama

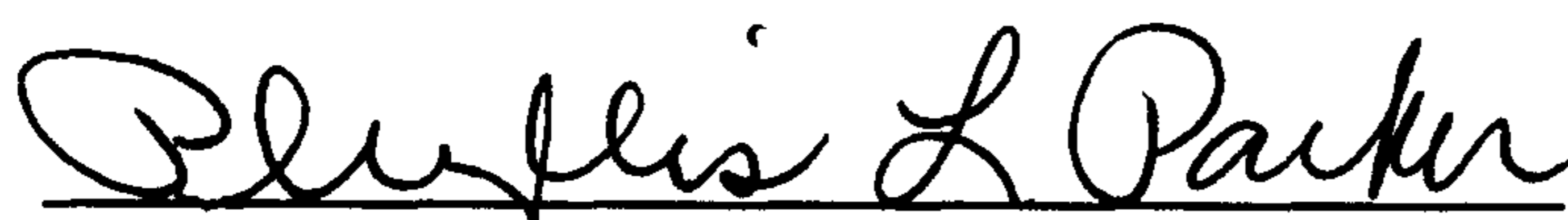
Deed Tax: \$60.00

STATE OF ALABAMA

COUNTY SHELBY General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES B. MARTIN BY P.O.A. JOANNA MARTIN and JOANNAH MARTIN, A MARRIED COUPLE 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2006.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-19-07

71551 PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216