

**This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357**

**Send Tax Notice:
Chris & Lorie A. Martin
930 19th Street
Calera, AL 35040**

20061102000540500 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
11/02/2006 10:28:24AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Nine Thousand Three Hundred & 00/100 Dollars (\$109,300.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Clare Hicks, a married woman**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Chris Martin and wife, Lorie A. Martin**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lots 23 and 24, in Block J, according to Hetz Re-Survey of the Town of Calera, as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama. Said lots being each 50 X 150 and fronting on the East side of 19th Street.

Note: Purchase money first mortgage and second mortgage executed by grantee(s), on even date herewith, in favor of FMF Capital LLC, in the sum of \$87,440.00 and \$21,860.00.

Note: This property does not constitute homestead for the Grantor's spouse, Jeff Moss, as he retained homestead elsewhere.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 27th day of October, 2006.

GRANTOR

Clare Hicks

L.S.

Clare Hicks

STATE OF ALABAMA)
)
)
SHELBY COUNTY)
)
)
ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Clare Hicks, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 27th day of October, 2006.

NOTARY PUBLIC
My Commission Expires: