20061201000584150 1/2 \$37.00 Shelby Cnty Judge of Probate, AL 12/01/2006 01:00:11PM FILED/CERT

## SEND TAX NOTICE TO:

Shae N. Martin 2360 Highway 57 Vincent, AL 35178

This instrument was prepared by Shannon E. Price, Esq. P. O. Box 19144 Birmingham, AL 35219

Shelby County, AL 12/01/2006 State of Alabama

Deed Tax: \$23.00

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of Twenty Three Thousand and No/100 Dollars (\$23,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,, Lowell N. Martin and wife, Susan K. Martin (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Shae N. Martin, an unmarried woman (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

## PARCEL I:

BEGIN AT THE NE CORNER OF THE NW 1/4-NE1/4-SW1/4, SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTHERLY ALONG THE 1/4-1/4-1/4 LINE A DISTANCE OF 132.07' TO A POINT THENCE TURN AN ANGLE OF 101°11'11" RIGHT AND RUN WESTERLY A DISTANCE OF 160.09' TO A POINT; THENCE TURN AN ANGLE OF 73°03'52" RIGHT AND RUN NORTHERLY A DISTANCE OF 167.66' TO A POINT, THENCE TURN AN ANGLE OF 86°55'00" LEFT AND RUN WESTERLY A DISTANCE OF 139.79' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 57, THENCE TURN AN ANGLE OF 105°48'00" RIGHT AND RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 238.71' TO A POINT, THENCE TURN AN ANGLE OF 88°50'58" RIGHT AND RUN EASTERLY A DISTANCE 264.81' TO A POINT ON THE EAST LINE OF THE SW1/4-SE1/4-NW1/4 OF SAID SECTION 23, THENCE TURN AN ANGLE OF 78°00'59" RIGHT AND RUN SOUTHERLY ALONG SAID 1/4-1/4-1/4 LINE A DISTANCE OF 236.82' TO THE POINT OF BEGINNING.

## SITUATED IN SHELBY COUNTY, ALABAMA

## Subject to:

- The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
- Municipal improvements assessments and fire district dues against subject property, if any.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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 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. 

WARRANTY DEED Closers' Choice

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this November 20, 2006

véll N. Martin

(Seal)

Susan K. Martin

STATE OF Alabama

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lowell N. Martin and wife, Susan K. 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 Movember 20, 2006.

Notary Public.

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