

16135

20070830000408920 1/2 \$149.00
Shelby Cnty Judge of Probate, AL
08/30/2007 10:05:50AM FILED/CERT

Shelby County, AL 08/30/2007
State of Alabama

Deed Tax: \$135.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

ROY L. MARTIN
106 BROOKHOLLOW WAY
PELHAM, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS 00/100 (\$135,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JAMES M. PORCH and SUSAN N. PORCH, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **ROY L. MARTIN**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 61, according to the Survey of Brookhollow, Second Sector, as recorded in Map Book 17, Page 141, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **BUILDING AND SETBACK LINES OF 10 FEET AS RECORDED IN MAP BOOK 17, PAGE 141.**
3. **5 FOOT EASEMENT ALONG REAR LOT LINE AS PER PLAT.**
4. **TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 1994-01183.**
5. **SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO. 1993-32092.**

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JAMES M. PORCH and SUSAN N. PORCH**, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of August, 2007.

James M. Porch
JAMES M. PORCH

Susan N. Porch
SUSAN N. PORCH

**STATE OF ALABAMA
COUNTY OF SHELBY**

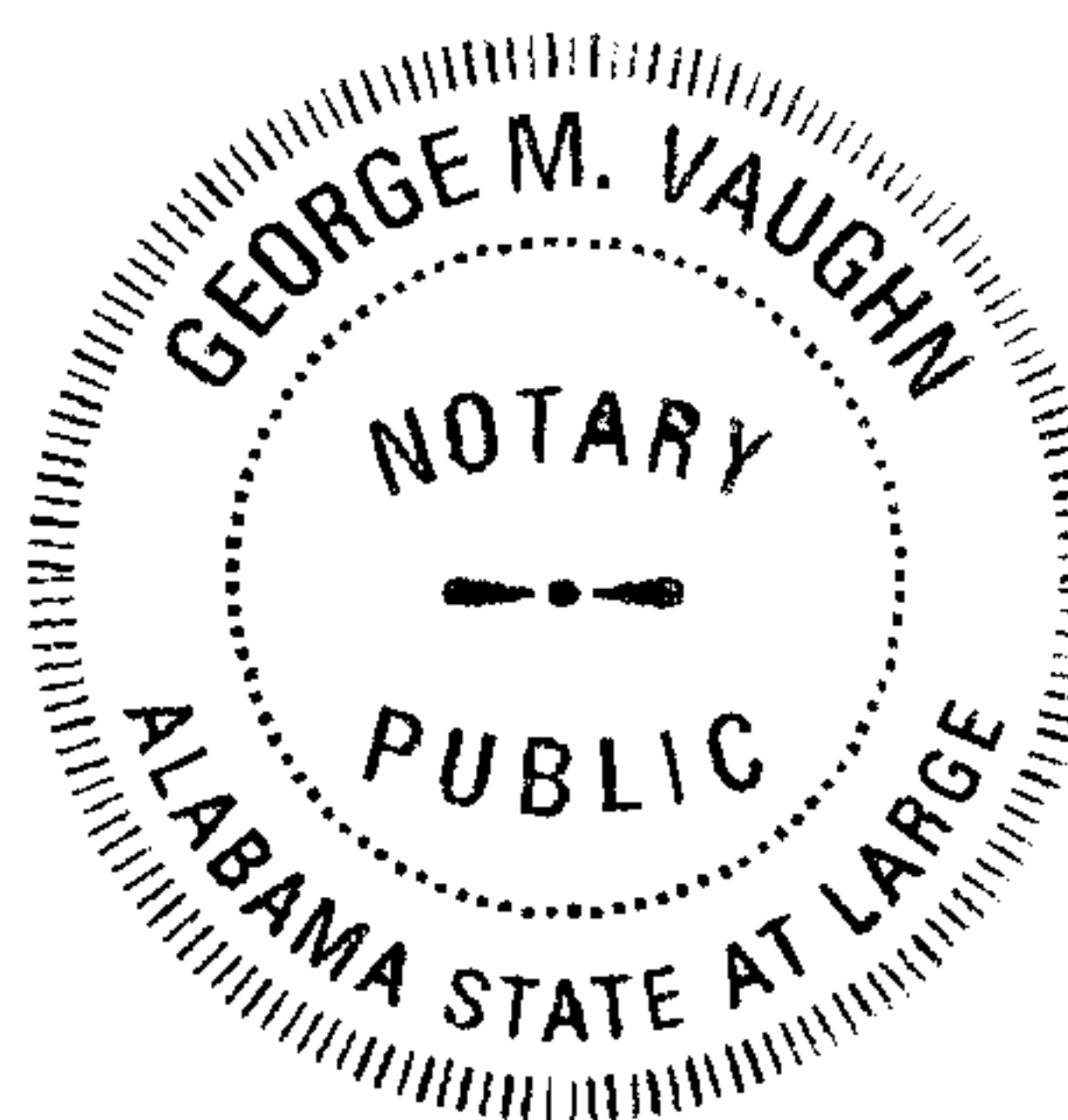
ACKNOWLEDGEMENT


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JAMES M. PORCH and SUSAN N. PORCH**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of August, 2007.

George M. Vaughn
Notary Public

My commission expires: 9.29.2010




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