



20080623000254130 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
06/23/2008 10:20:03AM FILED/CERT

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Chelsey and Joseph Martinez
1057 Wyndham Lane
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, JEREMY COLBURN and ASHLEY COLBURN, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto CHELSEY MARTINEZ and JOSEPH MARTINEZ, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 235, according to the survey of Wyndham Wilkerson Sector, Phase IV, as recorded in Map Book 24, page 99, in the Probate Office of Shelby County, Alabama.

One Hundred Seventeen Thousand Five Hundred Fifty and 00/100 Dollars (\$117,550.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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.

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Dated this the 12th day of June, 2008.


JEREMY COLBURN


ASHLEY COLBURN

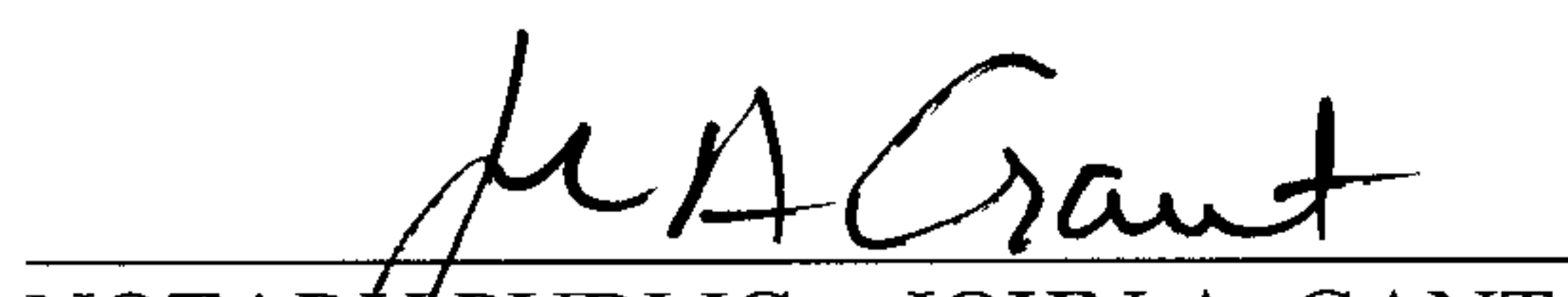
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 06/23/2008
State of Alabama

Deed Tax: \$7.50

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that JEREMY COLBURN and ASHLEY COLBURN, whose names are signed to the foregoing conveyance and who 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 the 12th day of June, 2008.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/09