



20080626000260470 1/2 \$32.00  
Shelby Cnty Judge of Probate, AL  
06/26/2008 08:16:34AM FILED/CERT

FRS File No.: 569405

Customer File No.: RT08MART

### WARRANTY DEED

THE STATE OF ALABAMA  
COUNTY OF JEFFERSON

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighty Thousand & no/100 (\$180,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Timothy W. Martin and Penny Elayne Neubert, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Deborah Hanson

of

(herein referred to as GRANTEE), her heirs and assigns,

the following described real estate, situated in the County of Jefferson, State of Alabama, to-wit:

Lot 50, according to the map or survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, Page 156 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 450 Chase Plantation Parkway, Birmingham, AL 35244, which is the address of the Grantees.

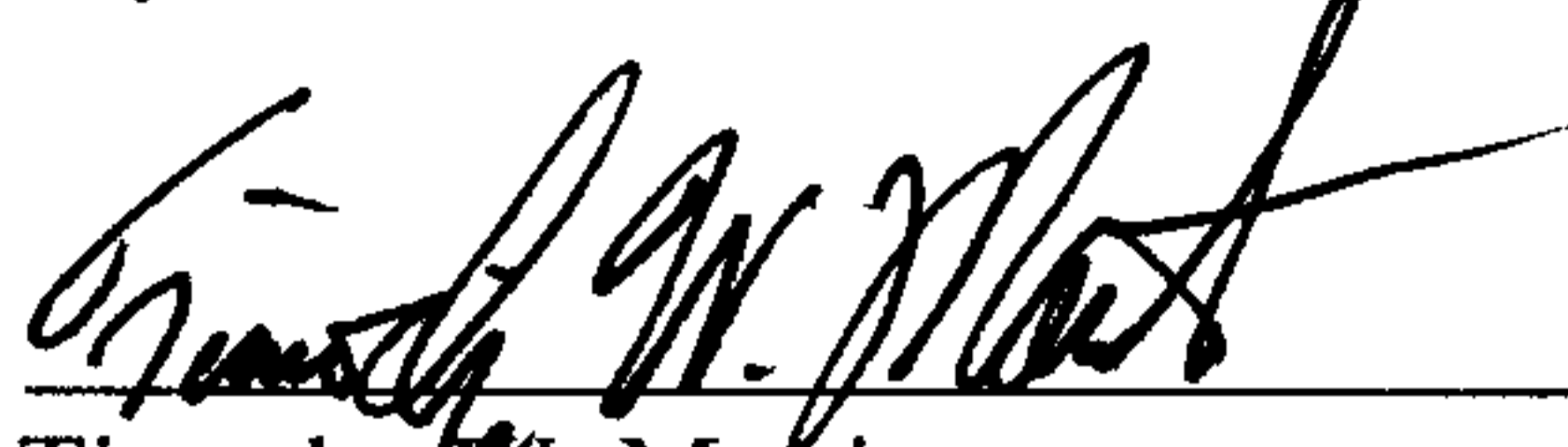
TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, her heirs and assigns, forever.

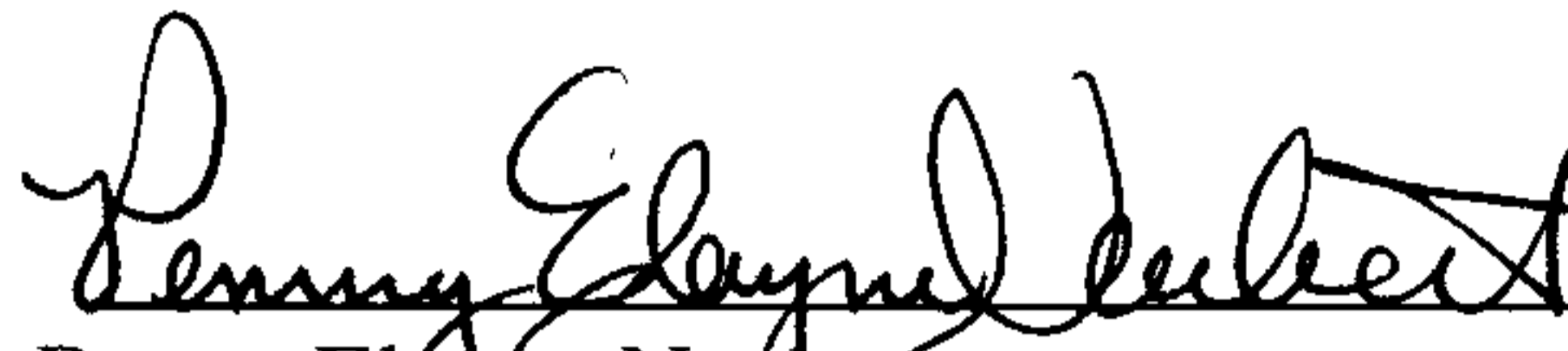
*\$ 162,400.00 of purchase price paid with mortgage*

AND GRANTOR does covenant with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the


same to the said GRANTEE, her heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, her heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 20th day of June, 2008.

  
\_\_\_\_\_  
Timothy W. Martin (Seal)


  
\_\_\_\_\_  
Penny Elayne Neubert (Seal)

THE STATE OF Alabama  
COUNTY OF Tuscaloosa }

  
20080626000260470 2/2 \$32.00  
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy W. Martin married to Penny Elayne Neubert (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27<sup>th</sup> day of February, 2008.

  
\_\_\_\_\_  
Notary Public Gregory J. Carden (Seal)

11-17-09  
My Commission Expires

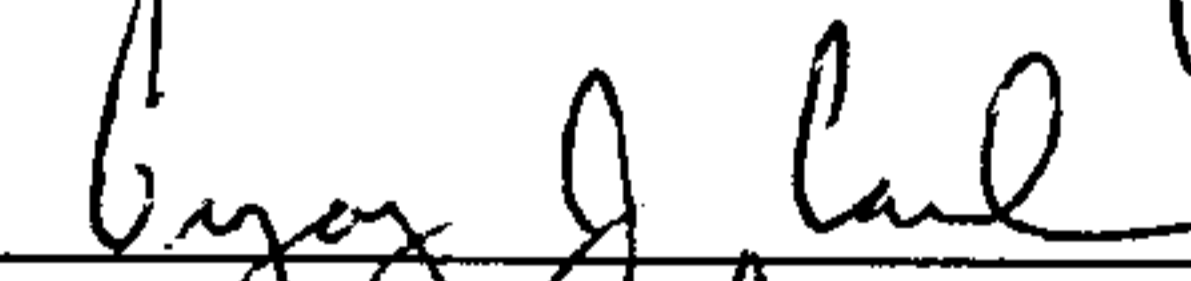
Shelby County, AL 06/26/2008  
State of Alabama

Deed Tax: \$18.00

THE STATE OF Alabama  
COUNTY OF Tuscaloosa }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Penny Elayne Neubert married to Timothy W. Martin (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27<sup>th</sup> day of February, 2008.

  
\_\_\_\_\_  
Notary Public Gregory J. Carden (Seal)

11-17-09  
My Commission Expires

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344