

20080804000312180 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/04/2008 12:58:16PM FILED/CERT

This instrument was prepared by

SEND TAX NOTICE TO:

Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

MARGARET BATTLE
2913 DUBLIN DRIVE
HELENA, AL 35080

File #2008120

Shelby County, AL 08/04/2008
State of Alabama
Deed Tax: \$4.00

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$125,700.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ERIC W. MARTIN AND HEATHER P. MARTIN, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MARGARET BATTLE (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 19, ACCORDING TO THE SURVEY OF BRAELINN VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 11, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2008.
2. Easements, restrictions, covenants and reservations of record.

\$121,929.00 of the consideration herein was derived from mortgage loan closed simultaneously herewith.

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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 23RD
day of JULY, 2008.


_____(SEAL)
ERIC W. MARTIN

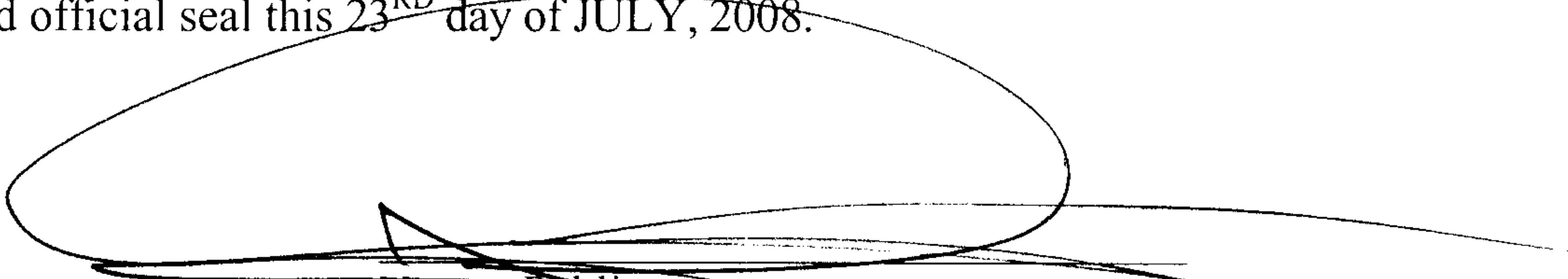

_____(SEAL)
HEATHER P. MARTIN

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that
ERIC W. MARTIN AND HEATHER P. MARTIN, HUSBAND AND WIFE 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 executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23RD day of JULY, 2008.



Notary Public

My commission expires:

11-2-11