


This instrument was prepared by  
William G. Barnes  
2326 1<sup>st</sup> Street NE  
Birmingham, Alabama 35215

  
20090513000179860 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
05/13/2009 10:42:59 AM FILED/CERT

Send Tax Notice To:  
Eric and Kelly Martin  
29 Monte Tierra Trail  
Alabaster, Alabama 35007

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED TWENTY EIGHT THOUSAND AND 00/100 (\$128,000.00)** Dollars  
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **MELISSA K.HELLER, AN UNMARRIED WOMAN**

(herein referred to as grantors) do, grant, bargain, sell and convey unto  
**ERIC MARTIN AND KELLY MARTIN**

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY**  
County, Alabama, to-wit:

**LOT 29, ACCORDING TO THE SURVEY OF MONTE TIERRA, AS RECORDED IN MAP BOOK 5, PAGE 114, IN THE  
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTSOF-WAY, PROVISIONS,  
COVENANTS, TERMS, CONDITONS AND BUILDING SET BACK LINES OF RECORD.**

**SUBJECT TO TAXES.**

**\$130,752.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever,  
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint  
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving  
grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

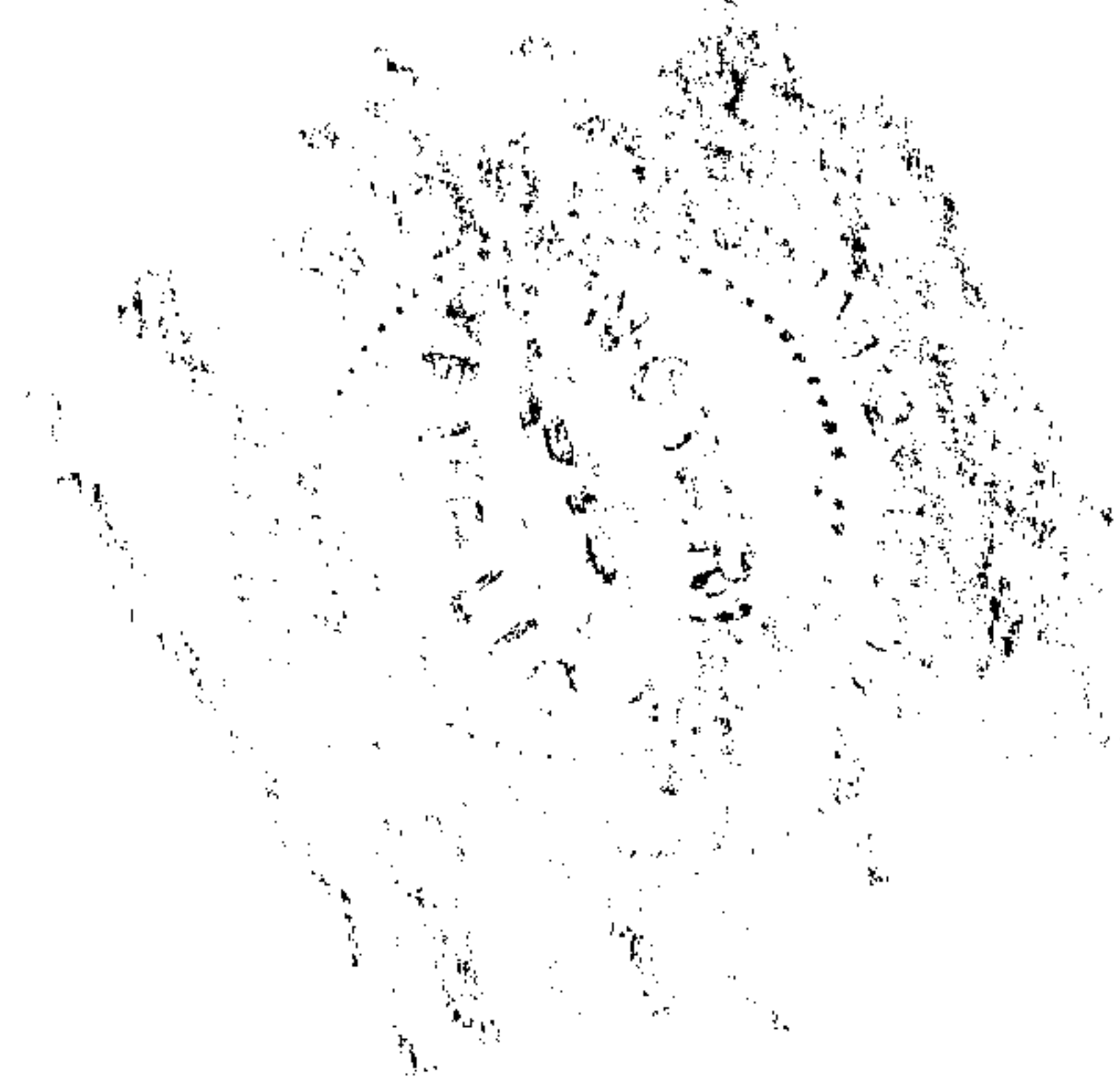
**IN WITNESS WHEREOF,** I have hereunto set my hand and seal, this 7<sup>th</sup> day of **MAY, 2009.**


  
\_\_\_\_\_(Seal)  
**MELISSA K. HELLER**

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MELISSA K. HELLER, AN  
UNMARRIED WOMAN,** 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 7<sup>th</sup> day of **MAY, 2009.**



  
\_\_\_\_\_  
My Commission Expires: 8/19/09 Notary Public