

This instrument prepared by:

Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Clarence M. Martin
221 Queens Gate
Maylene, Alabama 35114

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Forty Eight Thousand Nine Hundred dollars and Zero cents (\$148,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Stephan W. Boutwell as the Personal Representative of The Estate of Jeffrey David Simning, Probate Case No. PR-2009-000176, Shelby County, Alabama**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Clarence M. Martin, Jr.** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 262, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 6, as recorded in Map Book 30, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

NOTE: Jeff D. Simning and Jeffrey David Simning are one and the same person. Title is held in the name of Jeff D. Simning.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 13th day of May, 2009

Stephan W. Boutwell PR
Stephen W. Boutwell as the Personal Representative of The Estate of Jeffrey David Simning, Probate Case No. PR-2009-000176, Shelby County, Alabama

\$119,120.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed on even date herewith.

STATE OF WISCONSIN)
Outagamie COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stephen W. Boutwell as the Personal Representative of The Estate of Jeffrey David Simning, Probate Case No. PR-2009-000176, Shelby County, Alabama** 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 on 13th day of May, 2009.

Clarence M. Martin
Notary Public
Commission Expires: 6/27/10

FILE NO: 291168

20090710000265210 1/1 \$41.00
Shelby Cnty Judge of Probate, AL
07/10/2009 10:36:56 AM FILED/CERT

Shelby County, AL 07/10/2009
State of Alabama
Deed Tax : \$30.00