


Send tax notice to:

GINA MARTIN
5534 TIMBER HILL ROAD
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2009467


20090729000289860 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/29/2009 10:46:12 AM FILED/CERT
Shelby County, AL 07/29/2009
State of Alabama
Deed Tax : \$5.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Seven Thousand and 00/100 Dollars (\$257,000.00) in hand paid to the undersigned, WILLIAM C LAATSCH and LEIGH F. LAATSCH, Husband and Wife (hereinafter referred to as "Grantors") by GINA MARTIN and DAVID S. MARTIN (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27,
TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3, CHEROKEE
FOREST, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 17, AND RUN
THENCE IN AN EASTERLY DIRECTION ALONG THE PROJECTION OF THE
NORTHERLY LINE OF SAID LOT 2, BLOCK 3, A DISTANCE OF 200 FEET;
THENCE 90 DEGREES RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF
210 FEET; THENCE 90 DEGREES RIGHT IN A WESTERLY DIRECTION A
DISTANCE OF 200 FEET; THENCE 90 DEGREES RIGHT IN A NORTHERLY
DIRECTION A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. EASEMENT GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN DEED VOLUME 124, PAGE 484.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN DEED VOLUME 243, PAGE 25 AND DEED VOLUME 263, PAGE 172, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

\$252,345.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS
OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall,

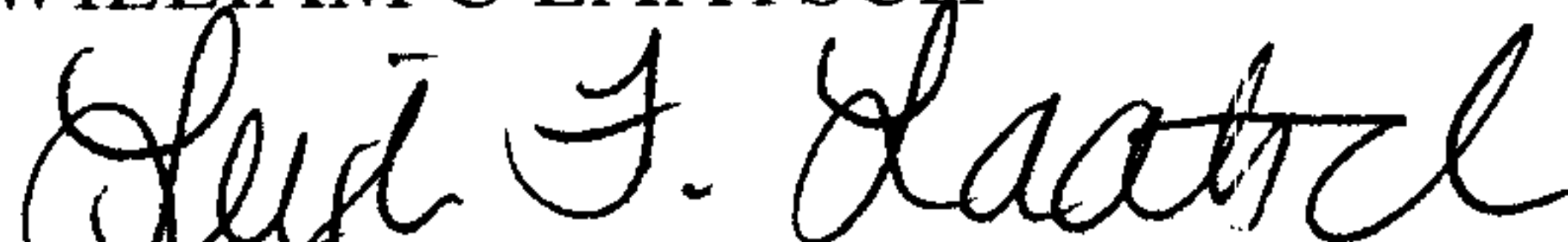


20090729000289860 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/29/2009 10:46:12 AM FILED/CERT

warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set their hand and seal this the 24th day of July, 2009.


WILLIAM C LAATSCH

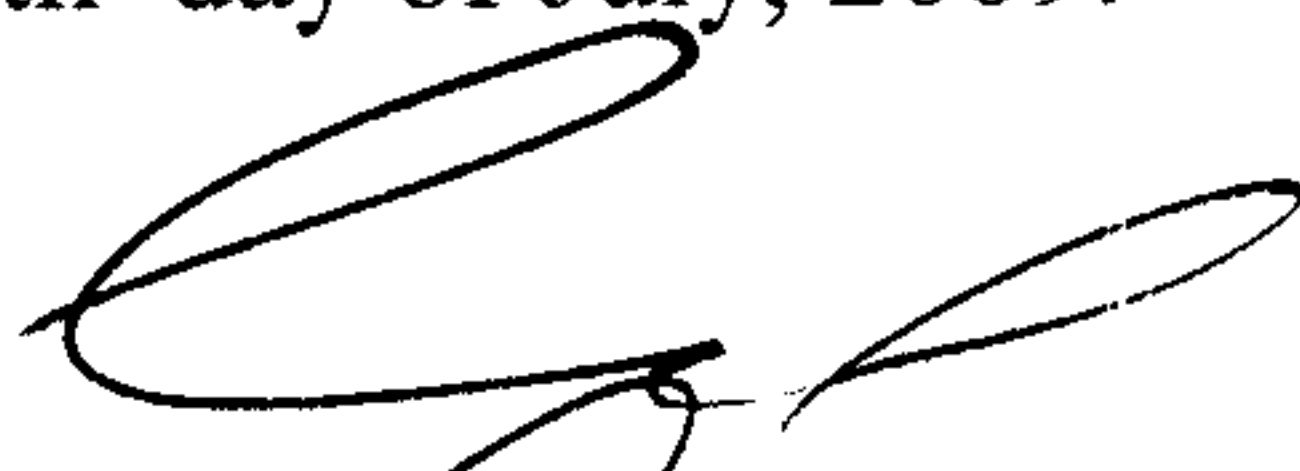

LEIGH F. LAATSCH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM C LAATSCH and LEIGH F. LAATSCH, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2009.




Notary Public
Print Name: *Charles D. Stewart Jr*
Commission Expires: *4-13-12*