

**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**Post Office Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**  
**Roy L. Martin**  
**1960 Highway 33, Suite A**  
**Pelham, Alabama 35124**

**STATE OF ALABAMA                    )**  
  
**COUNTY OF SHELBY                    )**

**DEED IN LIEU OF FORECLOSURE**

**KNOW ALL MEN BY THESE PRESENTS THAT**

**WHEREAS,** Roy L. Martin is the mortgagee in that certain Mortgage from Jon E. Warren, a married man, to Roy L. Martin, dated September 30, 2009 and recorded as Instrument Number 20091022000397350 in the Office of the Judge of Probate of Shelby County, Alabama; and

**WHEREAS,** Jon E. Warren has agreed to convey the Real Estate to the mortgagee to avoid the necessity for a foreclosure.

*\$ 15,000.00*

**NOW, THEREFORE,** in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned, Jon E. Warren, a married man ("Grantor"), in hand paid by Roy L. Martin ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

Lot 131, according to the Final Plat of Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by Grantor.

Grantor hereby certifies that the above described property does not constitute his homestead (as defined by Section 6-10-2 of the Code of Alabama (1975)).

**TO HAVE AND TO HOLD** to the Grantee, his heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs and assigns, that he is lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the  
8<sup>th</sup> day of March, 2010.

WITNESS:

\_\_\_\_\_  
Jon E. Warren

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon E. Warren, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Notary Public

My Commission Expires: 7-14-2011