


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Vanessa Rae Carmack
260 Strathaven Lane
Pelham, AL 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY)
)
CORPORATION
GENERAL WARRANTY DEED


20100503000134550 1/1 \$55.50
Shelby Cnty Judge of Probate, AL
05/03/2010 12:22:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twenty Thousand Nine Hundred and 00/100 (\$220,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Don Martin Construction Co., Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Vanessa Rae Carmack and William Anthony Blake**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1633, according to the Survey of Strathaven at Ballantrae, Phase 2, as recorded in Map Book 41, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$176,720.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Donald W. Martin who is authorized to execute this conveyance, hereto set his signature and seal this the 29th day of April, 2010.

Don Martin Construction Co., Inc.


By: Donald W. Martin, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald W. Martin, whose name as President of Don Martin Construction Co., Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2010.


NOTARY PUBLIC

My Commission Expires: 3-13-12

Shelby County, AL 05/03/2010
State of Alabama
Deed Tax : \$44.50