



WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Melissa Lynn Martin
185 Oxford Road
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to settle the estate of our lately deceased mother, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **MELISSA LYNN MARTIN**, an unmarried woman, of 185 Oxford Road, Montevallo, AL 35115, and **STONEY ROCK DAWE PERKINS**, of 185 Oxford Road, Montevallo, AL 35115, an unmarried man, do grant, bargain, sell, and convey unto **Melissa Lynn Martin**, an unmarried woman, of 185 Oxford Road, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19 according to a survey of Canterbury Estates, as recorded in map book 12, page 96 of the Shelby County Alabama Probate Office.

Source of title: A warranty deed from Dickie Wayne Martin and Linda Darnell Martin to Linda Darnell Martin, executed 09 January 1995. Grantors herein are the only children Linda Darnell Martin ever had. Linda Darnell Martin died 13 April 2010 still in possession of this property.

The conveyed property forms the homestead of the grantors.

To have and to hold to the said grantee, her heirs and assigns forever.

MELISSA LYNN MARTIN AND STONEY ROCK DAWE PERKINS, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **MELISSA LYNN MARTIN AND STONEY ROCK DAWE PERKINS**, have set our hands and seals, this 17 May 2010.

Witness:

Steve Lears
Steve Lears

Melissa Martin (Seal)
MELISSA LYNN MARTIN

Stoney Perkins (Seal)
STONEY ROCK DAWE PERKINS


State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **MELISSA LYNN MARTIN AND STONEY ROCK DAWE PERKINS**, whose names are signed to the foregoing conveyance, and who are (made) 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 17 May 2010.

Steve Lears
Notary public

My commission expires 07 March 2014


20100521000162160 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
05/21/2010 01:58:57 PM FILED/CERT