

This deed prepared by:
THE MCCARTHA LAW FIRM, LLC
PO Box 44
Ryland, AL 35767

\$125,000 value at
date of
transfer

This deed is not given subject to title examination and no representation or examination of title to the above mentioned property has
been given or performed by THE McCARTHA LAW FIRM, LLC.

WARRANTY DEED

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOWN ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged I, **Virginia E. Martin**, herein referred to as GRANTOR do hereby GRANT, BARGAIN, SELL and CONVEY the following described property, unto **Virginia E. Martin, Trustee, or her successors in trust, under the MARTIN TRUST dated May 19, 2010 and any amendments thereto**, (the trustees of the Martin Trust have all the rights and powers necessary to purchase and sell real property on behalf of the trust) herein referred to as the GRANTEE, the following described Real Estate, situated in the County of Shelby, and the State of Alabama to-wit:

Unit 205, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. As recorded in Exhibit C of the Declaration of Condominium, and the By - Laws of Sterling Oaks Owners Association as recorded as Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map book 33, page 101 A thru D, 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.

For ad valorem tax appraisal purposes the mailing or street address of the above described real estate is 205 Sterling Oaks Drive, Birmingham, Alabama 35244, and the current address of the Grantee is 4349 Village Green Way, Hoover, AL 35226.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of the aforementioned premises; that I have a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims and demands of the persons except as hereinabove provided.

IN WITNESS WHEREOF I have hereunto set our hands and seals, on this the 19th day
of May, 2010.

Gennie S. Carter
Witness

Virginia E. Martin
Virginia E. Martin

Shelby County, AL 07/01/2010
State of Alabama
Deed Tax : \$125.00


20100701000210150 1/2 \$140.00
Shelby Cnty Judge of Probate, AL
07/01/2010 11:34:57 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Montgomery)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Virginia E. Martin**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, having read the contents of the foregoing Warranty Deed, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office, on this 19th day of May, 2010.

Jennifer J. McCartha
Notary Public, Jennifer J. McCartha

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Apr 30, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

(SEAL)

My Commission Expires:



20100701000210150 2/2 \$140.00
Shelby Cnty Judge of Probate, AL
07/01/2010 11:34:57 AM FILED/CERT