

20110726000216910 1/1 \$212.00
Shelby Cnty Judge of Probate, AL
07/26/2011 02:44:15 PM FILED/CERT

This Instrument Was Prepared By:
John Bahakel, Attorney at Law
2131 12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice to:
Barbara H. Martin
850 Corporate Drive, Suite 110
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Thousand And 00/100 Dollars (\$200,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **John W. McRoberts, a married man** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Barbara H. Martin** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 25, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

The subject property is not the homestead of Grantor.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; 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 said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the **19th** day of **July, 2011**.

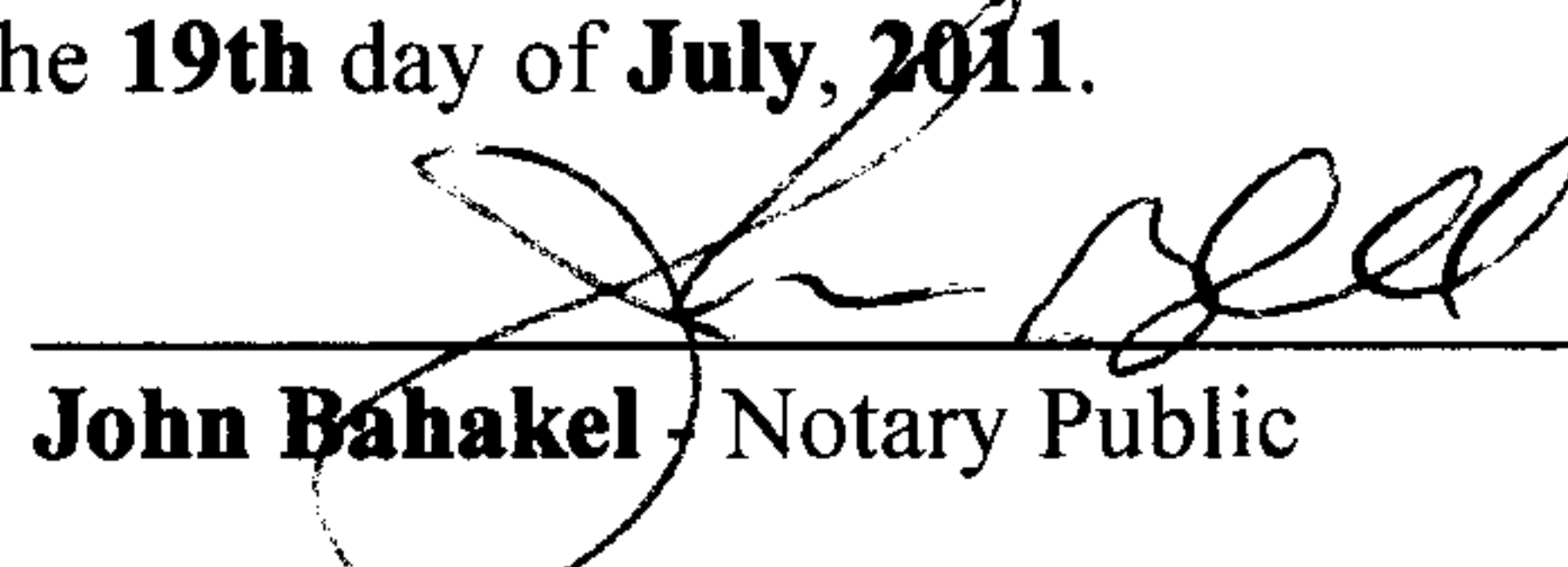


John W. McRoberts

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **John W. McRoberts**, whose name is signed to the foregoing conveyance and who is known to me or who presented proof of his identity, 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 official seal this the **19th** day of **July, 2011**.



John Bahakel - Notary Public

My Commission Expires: **9/18/2012**

Shelby County, AL 07/26/2011
State of Alabama
Deed Tax: \$200.00