



20120405000117900 1/1 \$13.00
 Shelby Cnty Judge of Probate, AL
 04/05/2012 01:48:33 PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
 Bynum & Henderson, LLC
 17 Office Park Circle, Ste 150
 Birmingham, AL 35223

Send Tax Notice To:

Christopher Badali
 151 Stratford Circle
 Pelham, AL 35124

STATE OF ALABAMA)
 COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FORTY THOUSAND DOLLARS 00/100 (\$140,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Michael D. Martin**, an unmarried man, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Christopher Badali** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 63, according to the Survey of Stratford Place Phase IV, as recorded in Map Book 14, Page 69, in the Probate Office of Shelby County, Alabama.

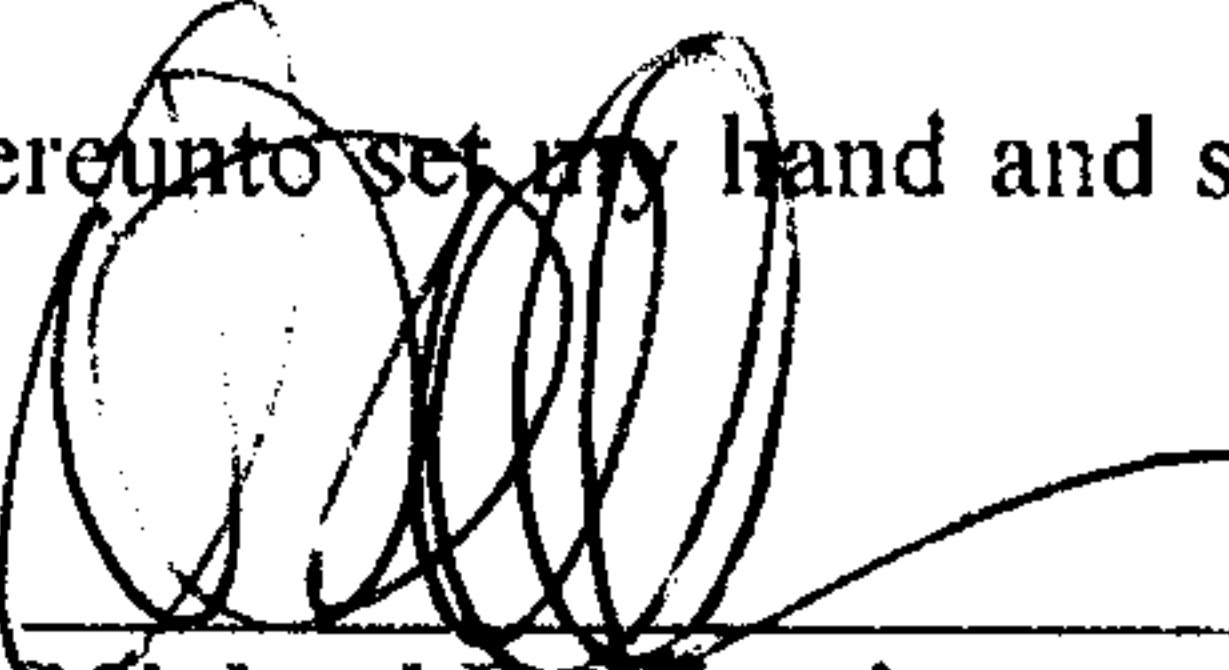
\$ 159,200.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

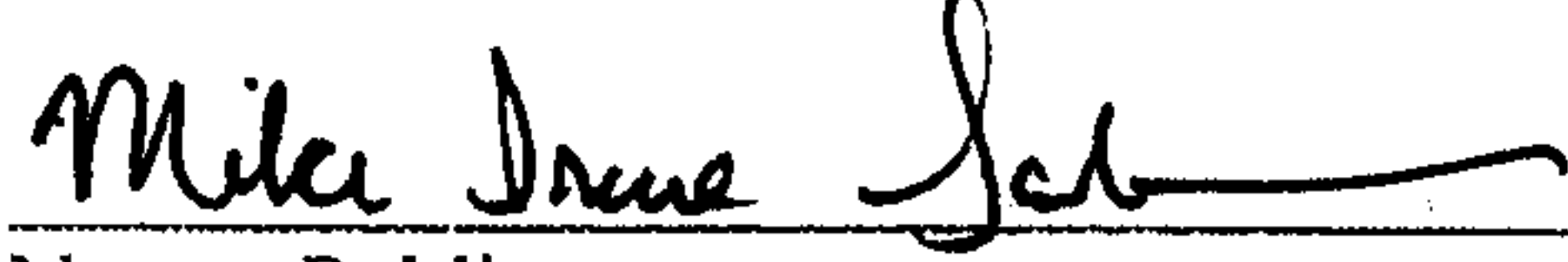
IN WITNESS WHEREOF, we have hereunto set my hand and seal, this 26th day of March, 2012.


 Michael D. Martin

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Michael D. Martin**, an unmarried man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Michael D. Martin executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of March, 2012.


 Notary Public

My Commission Expires:
10-14-14

