

20130311000101390 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/11/2013 02:56:00 PM FILED/CERT

This instrument was prepared by:

Ray D. Gibbons, Esq.
Gibbons Graham LLC
100 Corporate Parkway, Suite 125
Birmingham, Alabama 35242

Consideration: \$175,000.00 - Taxes on which have been paid on the mortgage recorded simultaneously herewith.

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned, **JAMES L. MARTIN** and wife **ALLISON C. MARTIN** (the "Grantors"), with a mailing address of 6971 Monte Rosa Avenue, Las Vegas, Nevada 89120, in hand paid by **RAY D. GIBBONS** and wife **ELIZABETH A. GIBBONS**, as joint tenants with right of survivorship (the "Grantees"), with a mailing address of 1219 Legacy Drive, Birmingham, Alabama 35242, the receipt of which is hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees that certain real estate situated in Shelby County, Alabama, and more particularly described on the attached Exhibit "A".

SUBJECT TO exceptions, if any, listed on the attached Exhibit "A".

TO HAVE AND TO HOLD to Grantees, and their heirs, successors and assigns forever.

And subject to the foregoing, Grantors do for themselves, and their successors and assigns, heirs, executors and administrators, covenant with Grantees, that we are lawfully seized in fee simple of the premises, and that we will, and our heirs, executors and administrators shall, warrant and forever defend the right and title to the said premises unto Grantees and their heirs, successors and assigns, against the claims of all persons whomsoever.

The property conveyed hereby does not constitute the homestead of Grantors.

* * * * *

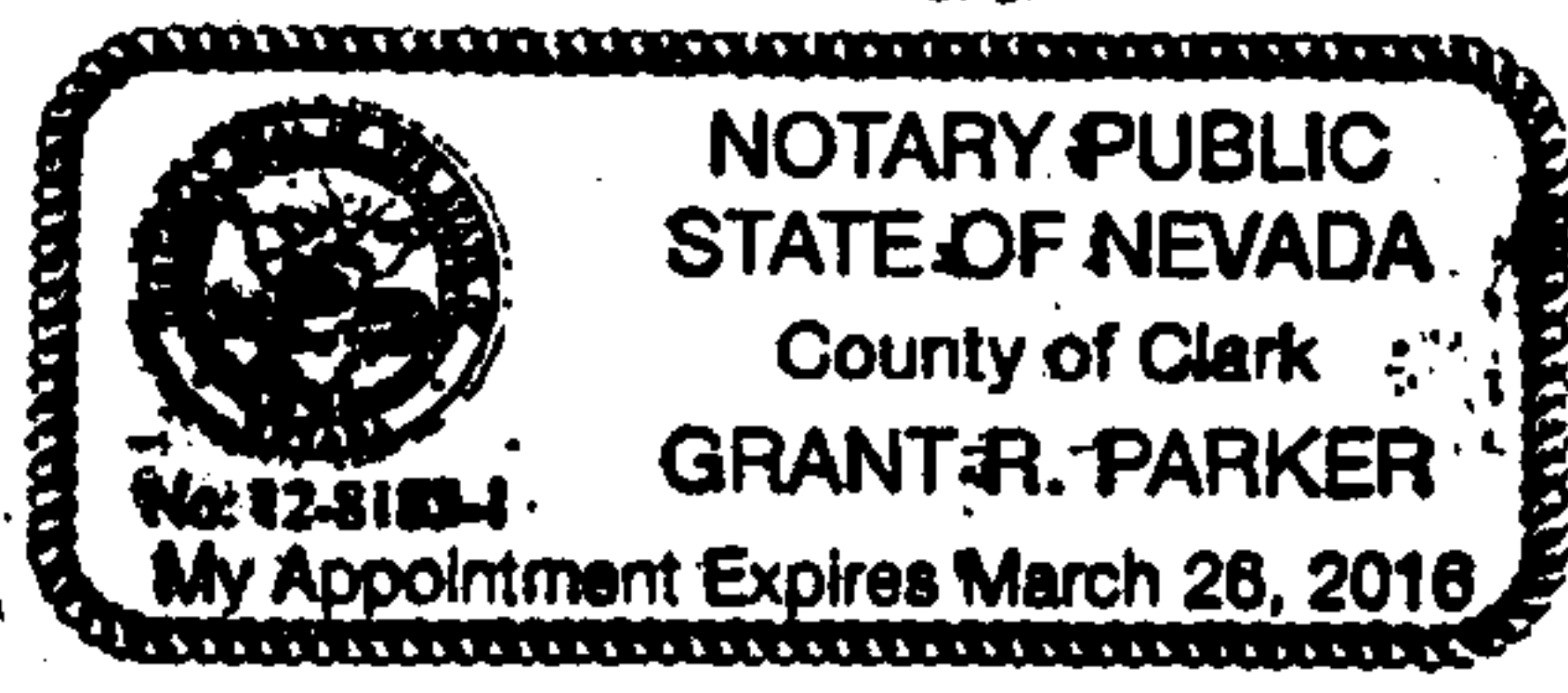
IN WITNESS WHEREOF, Grantors have hereto set their signatures and seals as of the 1st day of March, 2013.

James L. Martin
James L. Martin
Allison C. Martin
Allison C. Martin

STATE OF NEVADA
COUNTY OF CLARK

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James L. Martin, 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 said instrument, he executed the same voluntarily.

Given under my hand and official seal, this the 25 day of February, 2013.

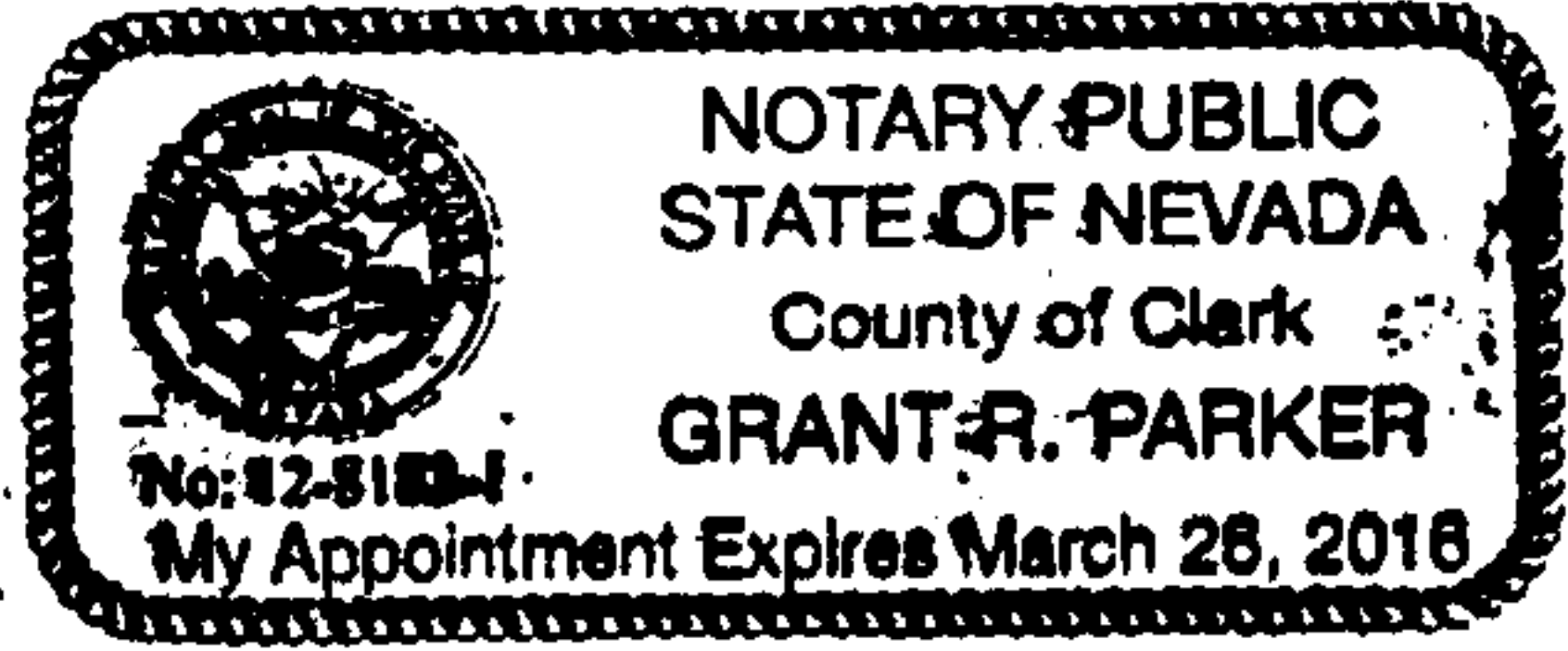


[Signature]
Notary Public
My Commission Expires: 3-26-16
[SEAL]

STATE OF NEVADA
COUNTY OF CLARK

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Allison C. Martin, 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 said instrument, she executed the same voluntarily.

Given under my hand and official seal, this the 25 day of February, 2013.



[Signature]
Notary Public
My Commission Expires: 3-26-16
[SEAL]

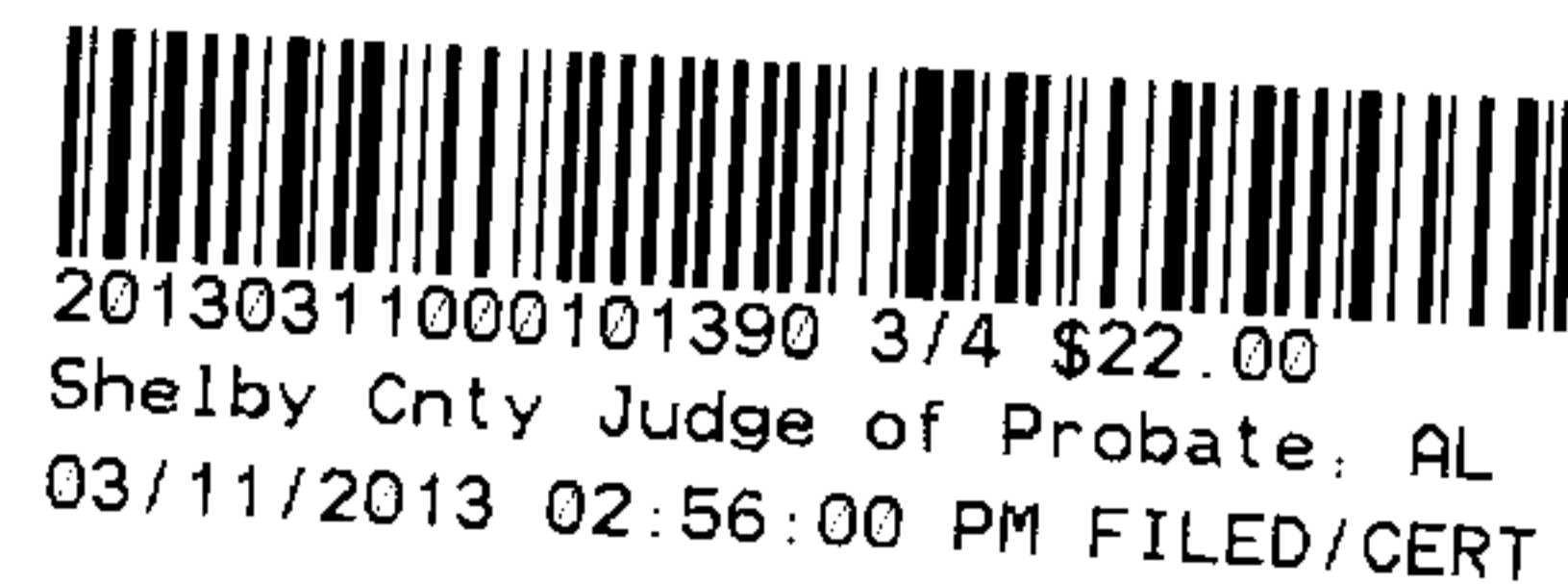
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EXHIBIT "A"

Lot 216A, according to the resurvey of Lots 215 and 216, Shoal Creek, a part of Shoal Creek Golf Course, as recorded in Map Book 12, Page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on, and under subject property.
2. Subject to all matters as set forth as shown on plat recorded in Plat Book 12, Page 93 of the Public Records of Shelby County, Alabama.
3. Agreement with Alabama Power Company recorded in Real 106, Page 516, in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Real 370, Page 938 in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Instrument 2002/6363 in the Probate Office of Shelby County, Alabama.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages as recorded in Volume 129, Page 294 in the Probate Office of Shelby County, Alabama.
7. Right of way, easements and rights in connection therewith granted to the Water Works Board of the City of Birmingham recorded in Deed 301, Page 298 in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to South Central Bell by instrument recorded in Deed 306, Page 242 and Volume 356, Page 420 in the Probate Office of Shelby County, Alabama.
9. Restrictions or covenants recorded in Misc. 19, Page 861, as amended by Misc. 23, page 564, and Misc. 23, Page 567, in the Probate Office of Shelby County, Alabama.
10. Restrictions as shown by recorded map.
11. Agreement with Alabama Power Company recorded in Misc. 21, Page 855, Misc. 26, Page 746, Misc. 26, Page 848, Real 62, Page 610, Real 106, Page 516 and Real 130, page 588 in the Probate Office of Shelby County, Alabama.
12. Right of Way granted to Alabama Power Company by instrument recorded in Misc. 308, Page 651, Misc. 318, Page 588 and Real 133, Page 599, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James L. Martin and wife,
Mailing Address Allison C. Martin
6971 Monte Rosa Avenue
Las Vegas, NV 89120

Grantee's Name Ray D. Gibbons and wife,
Mailing Address Elizabeth A. Gibbons
1219 Legacy Drive
Birmingham, AL 35242

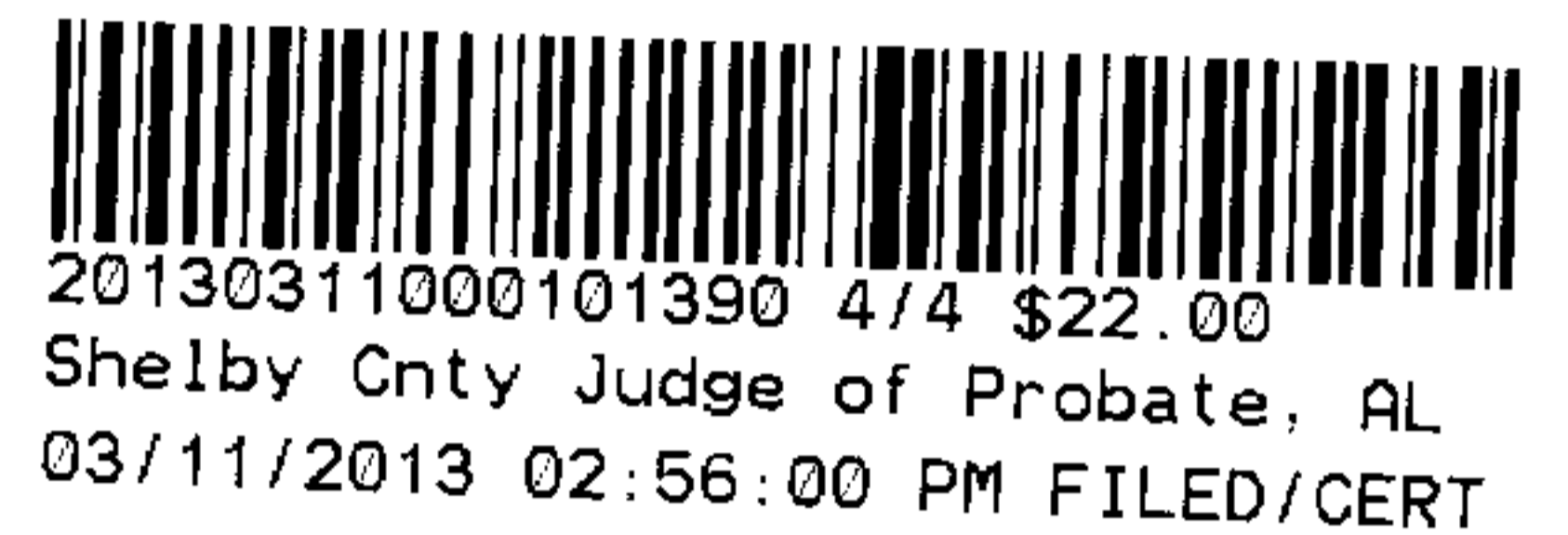
Property Address 6 Cherry Hills Drive
Birmingham, Alabama 35242

Date of Sale 01/01/2013
Total Purchase Price \$ 175,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement

- Appraisal
Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/1/13

Print Elizabeth A. Gibbons

Sign [Signature]

Unattested (verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form