

Send tax notice to:

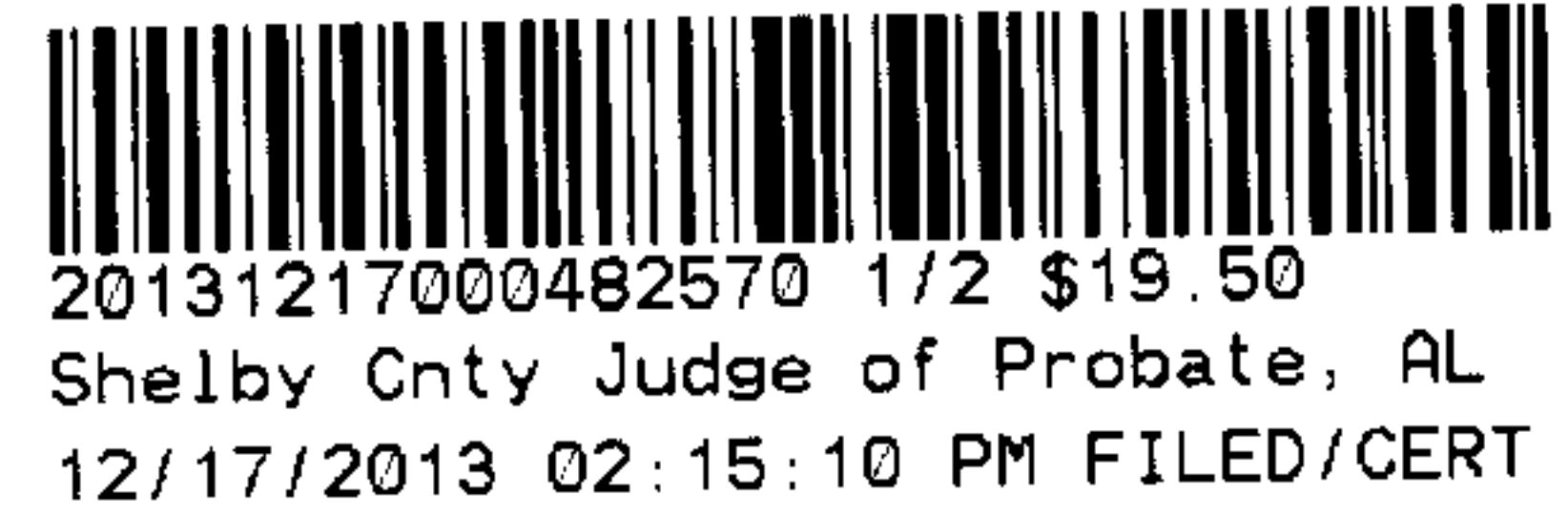
JOHN HAMILTON HILL
905 MCALLISTER DRIVE
CALERA, AL, 35040

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013620

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TRACY S. MARTIN (FKA TRACY L. SELLERS) AND BUTCH MARTIN, HUSBAND AND WIFE whose **mailing address** is: 2520 TAHITI LANE, ALABASTER, AL 35007 (hereinafter referred to as "Grantors") by JOHN HAMILTON HILL and GWYNETH HILL whose **mailing address** 905 MCALLISTER DRIVE, CALERA, AL 35040 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 261, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR II, AS RECORDED IN MAP BOOK 25, PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 171, PAGE 279.
4. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN VOLUMN 90, PAGE 477.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT NO. 1999-2557 AND INSTRUMENT NO. 2000-1702.
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.

\$127,546.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 12th day of December, 2013.

Tracy S. Martin
TRACY S. MARTIN
Butch Martin
BUTCH MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TRACY S. MARTIN AND BUTCH MARTIN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of December, 2013..

Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires:
4-30-16



20131217000482570 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
12/17/2013 02:15:10 PM FILED/CERT