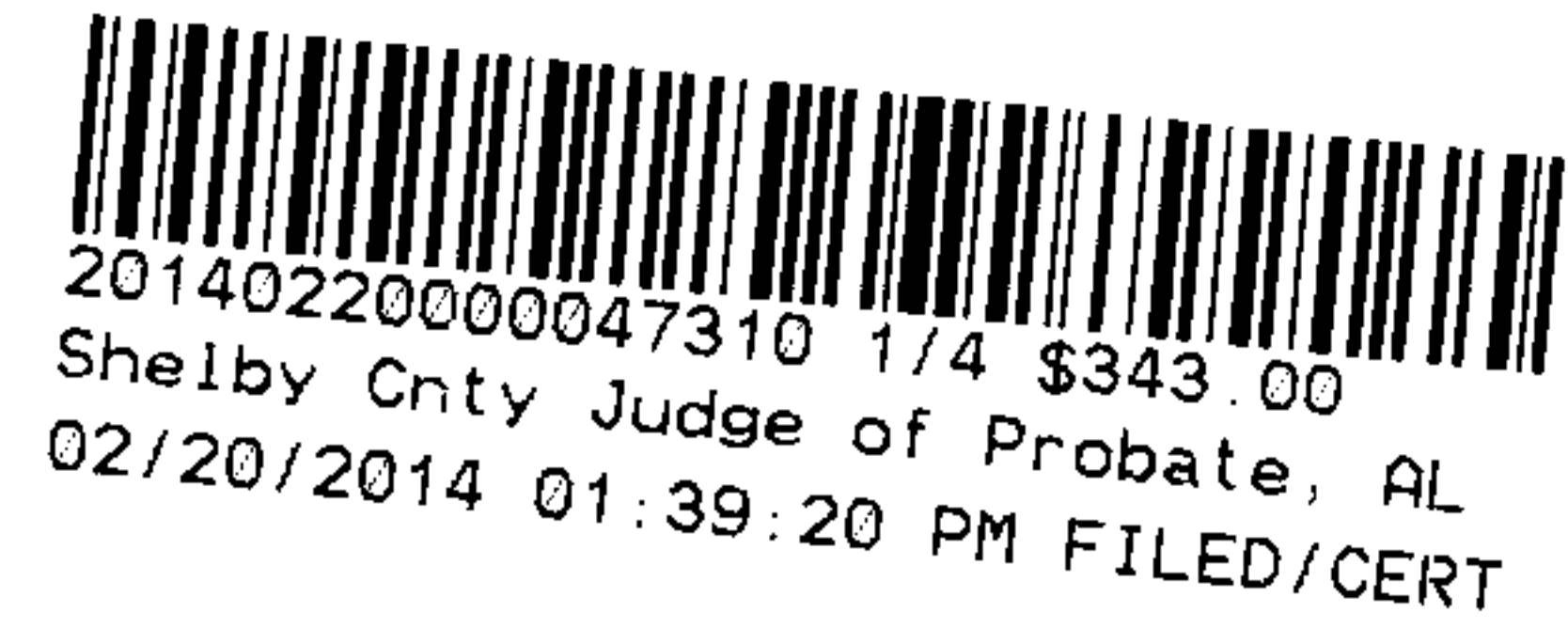


Shelby County, AL 02/20/2014  
State of Alabama  
Deed Tax: \$320.00



**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**STATE OF ALABAMA            )  
                                          )  
COUNTY OF SHELBY        )**

Send Tax Notice to:  
Michael D. Martin  
5608 Canongate Lane  
Shoal Creek, Alabama 35242-6431

**TRUSTEE'S STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**MICHAEL D. MARTIN, AS TRUSTEE FOR THE  
MICHAEL D. MARTIN 1998-A QUALIFIED PERSONAL RESIDENCE TRUST,  
whose mailing address is 5608 Canongate Lane, Shoal Creek, Alabama 3524-6431,**

**and**

**MICHAEL D. MARTIN, AS TRUSTEE FOR THE  
MICHAEL D. MARTIN 1998-B QUALIFIED PERSONAL RESIDENCE TRUST,  
whose mailing address is 5608 Canongate Lane, Shoal Creek, Alabama 35242-6431,**

(hereinafter referred to each singularly as a "Grantor" and collectively as "Grantors"), in hand paid by

**MICHAEL D. MARTIN, an unmarried man,  
whose mailing address is 1150 Berwick Road, Birmingham, Alabama 35242-7120,**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee all of each Grantor's respective undivided one-fifth (1/5th) interest [being a total two-fifths (2/5ths) undivided interests] in and to the following described real property situated in Shelby County, Alabama [herein referred to as the "Property"; the Property having a **property address of 5608 Canongate Lane, Birmingham, Alabama 35242**, and the total two-fifths (2/5ths) undivided interests in the Property being conveyed hereby having an **Actual Value, as can be verified by appraisal, of \$320,000.00** (the entire Property having an actual value, as can be verified by appraisal, of \$800,000.00)], to-wit:

**Lot 15, according to the Amended Map of Greystone, First Sector, Phase VII, as  
recorded in Map Book 17, Page 53, in the Probate Office of Shelby County,  
Alabama.**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of the Grantors in and to any and all roads, alleys and ways bounding said premises.

**This conveyance is made subject to the following:**

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Mortgage from Michael D. Martin and Barbara H. Martin, husband and wife, to SouthTrust Bank of Alabama, National Association, dated April 25, 1997, and filed for record on May 2, 1997, in Inst. #1197-13729, and on May 22, 1997, in Inst. #1997-16017, in the Probate Office of Shelby County, Alabama.
3. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; all recorded or unrecorded leases affecting said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property conveyed hereby.

**TO HAVE AND TO HOLD** to the said Grantee, and to the Grantee's heirs and assigns, in fee simple forever.

**NOTE:** The undivided interests in the Property being conveyed hereby were acquired by the Grantors by Deed from Michael D. Martin and Barbara H. Martin, husband and wife, dated October 13, 1998, and filed for record on October 15, 1998, in Inst. #1998-40388 in the Probate Office of Shelby County, Alabama.

**NOTE:** On or about October 13, 1998, the Michael D. Martin 1998-A Qualified Personal Residence Trust and the Michael D. Martin 1998-B Qualified Personal Residence Trust (collectively, the "Trusts") were each established pursuant to separate trust agreements entered into by Michael D. Martin, as grantor and trustee thereunder, and the said Michael D. Martin continues to serve as trustee of each of said Trusts as of the date of execution of this Deed.

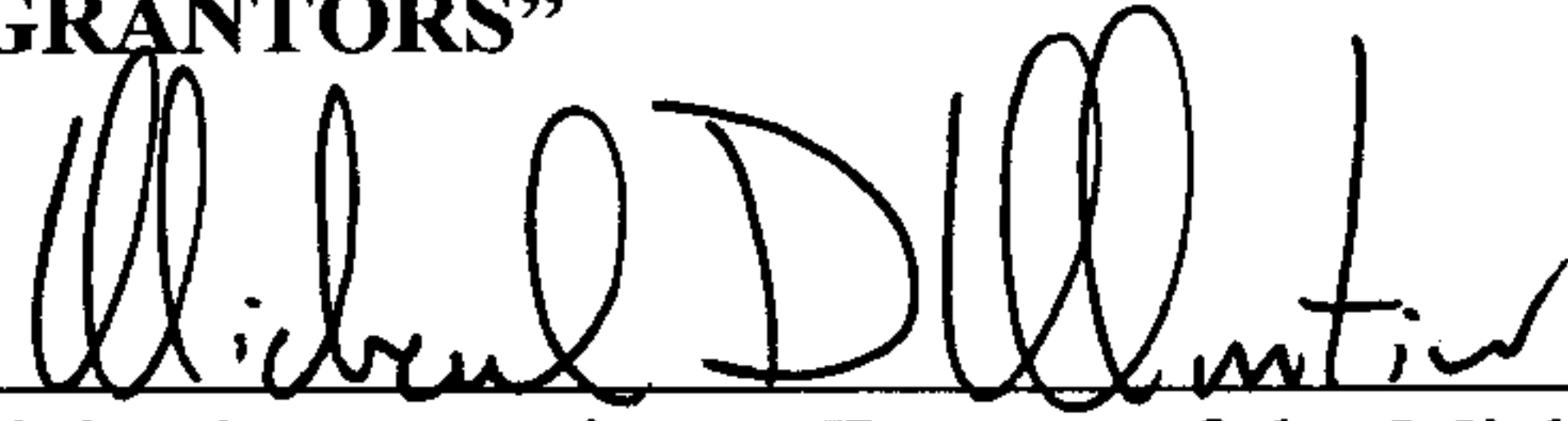
**NOTE:** This instrument is being executed by the undersigned solely in the fiduciary capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his individual capacity, and the undersigned expressly limits his liability hereunder solely to the property now or hereafter held by him as the Trustee of the respective Trusts.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -  
SIGNATURE PAGE FOLLOWS]**

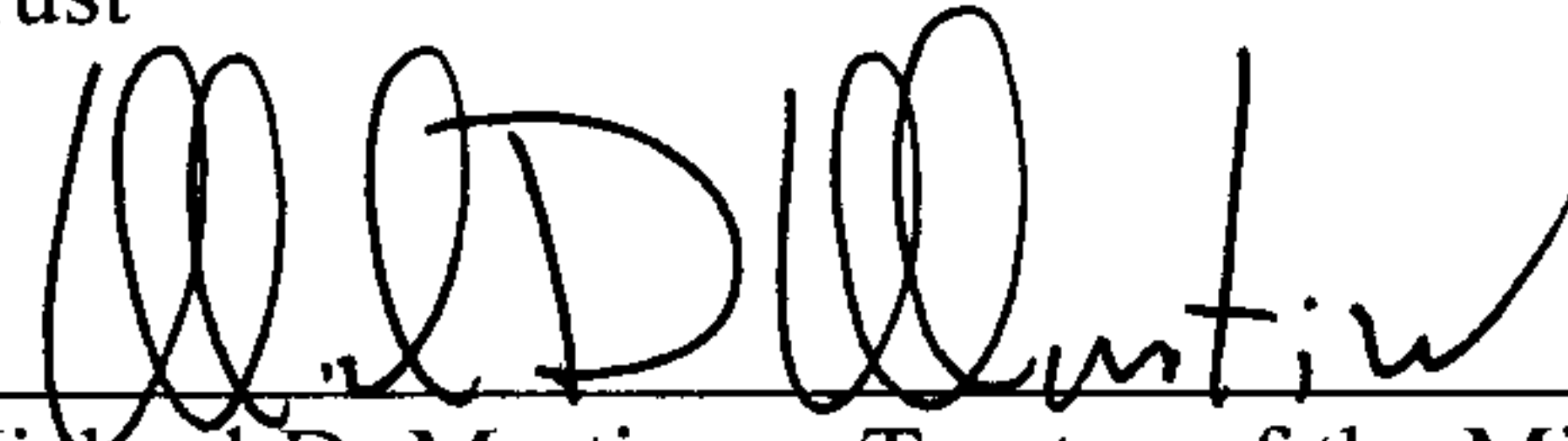
  
20140220000047310 2/4 \$343.00  
Shelby Cnty Judge of Probate, AL  
02/20/2014 01:39:20 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantors have hereto set Grantors' hands and seals on this the 14 day of January, 2014.

"GRANTORS"



Michael D. Martin, as Trustee of the Michael D. Martin 1998-A Qualified Personal Residence Trust



Michael D. Martin, as Trustee of the Michael D. Martin 1998-B Qualified Personal Residence Trust

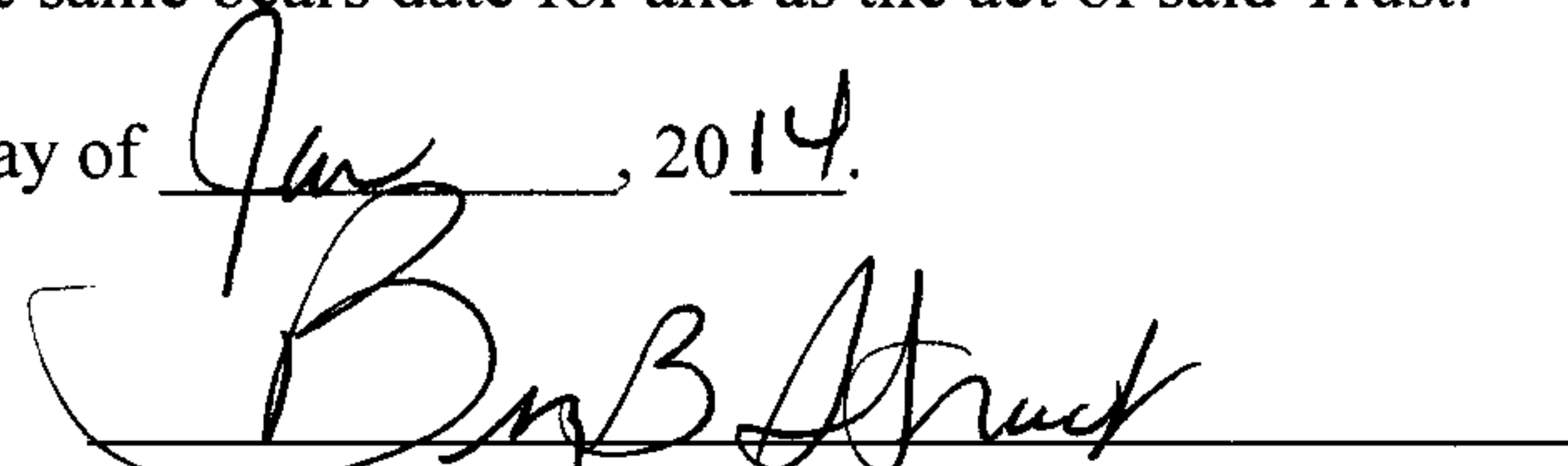
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael D. Martin, whose name as Trustee of the Michael D. Martin 1998-A Qualified Personal Residence Trust, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

GIVEN under my hand and seal, this 14 day of Jan, 2014.

[ NOTARIAL SEAL ]



Notary Public  
My Commission Expires 4/23/15

[ACKNOWLEDGMENTS CONTINUED ON NEXT PAGE]



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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA           )  
                                         :  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael D. Martin, whose name as Trustee of the Michael D. Martin 1998-B Qualified Personal Residence Trust, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

GIVEN under my hand and seal, this 14 day of Jan, 2014.

[ NOTARIAL SEAL ]

Brent D. Shuford  
Notary Public  
My Commission Expires 6/23/15

**This document prepared by:**  
Craig M. Stephens, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

  
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Shelby Cnty Judge of Probate, AL  
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