

Shelby County, AL 02/20/2014
State of Alabama
Deed Tax:\$480.00

**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:
Barbara H. Martin
1150 Berwick Road
Birmingham, Alabama 35242-7120

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

**BARBARA H. MARTIN, AS TRUSTEE FOR THE
BARBARA H. MARTIN 1998-A QUALIFIED PERSONAL RESIDENCE TRUST,
whose mailing address is 1150 Berwick Road, Birmingham, Alabama 35242-7120,**

**BARBARA H. MARTIN, AS TRUSTEE FOR THE
BARBARA H. MARTIN 1998-B QUALIFIED PERSONAL RESIDENCE TRUST,
whose mailing address is 1150 Berwick Road, Birmingham, Alabama 35242-7120,**

and

**BARBARA H. MARTIN, AS TRUSTEE FOR THE
BARBARA H. MARTIN 1998-C QUALIFIED PERSONAL RESIDENCE TRUST,
whose mailing address is 1150 Berwick Road, Birmingham, Alabama 35242-7120,**

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

**BARBARA H. MARTIN, an unmarried woman,
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 three-fifths (3/5ths) 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 three-fifths (3/5ths) undivided interests in the Property being conveyed hereby having an **Actual Value, as can be verified by appraisal, of \$480,000.00** (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 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. #1998-40389 in the Probate Office of Shelby County, Alabama.

NOTE: On or about October 13, 1998, the Barbara H. Martin 1998-A Qualified Personal Residence Trust, the Barbara H. Martin 1998-B Qualified Personal Residence Trust, and the Barbara H. Martin 1998-C Qualified Personal Residence Trust (collectively, the "Trusts") were each established pursuant to separate trust agreements entered into by Barbara H. Martin, as grantor and trustee thereunder, and the said Barbara H. 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 her individual capacity, and the undersigned expressly limits her liability hereunder solely to the property now or hereafter held by her as the Trustee of the respective Trusts.

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


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Shelby Cnty Judge of Probate, AL
02/20/2014 01:39:24 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"

Barbara H. Martin

Barbara H. Martin, as Trustee of the Barbara H. Martin 1998-A Qualified Personal Residence Trust

Barbara H. Martin

Barbara H. Martin, as Trustee of the Barbara H. Martin 1998-B Qualified Personal Residence Trust

Barbara H. Martin

Barbara H. Martin, as Trustee of the Barbara H. Martin 1998-C 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 Barbara H. Martin, whose name as Trustee of the Barbara H. 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, she, 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 14th day of Jan, 2014

[NOTARIAL SEAL]

Bryce A. Shaw
Notary Public

My Commission Expires 6/23/15

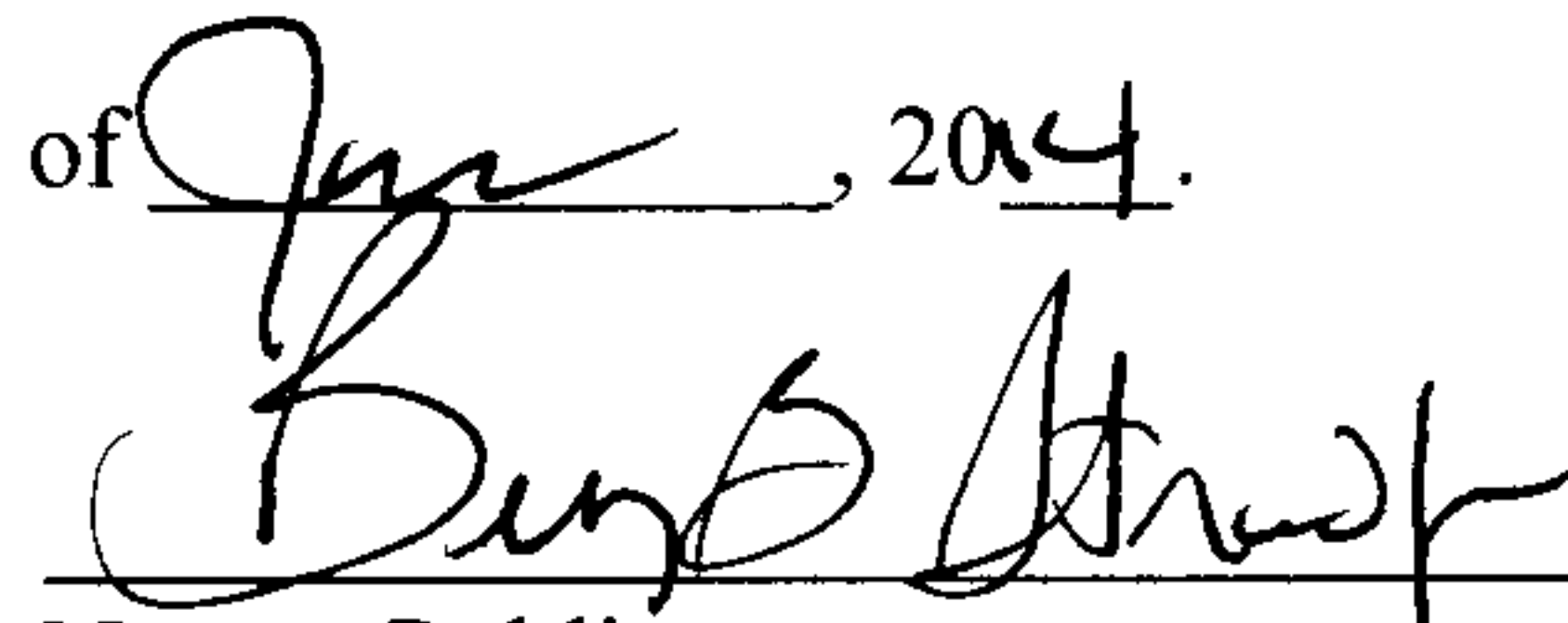

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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara H. Martin, whose name as Trustee of the Barbara H. 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, she, 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 June, 2014.

[NOTARIAL SEAL]



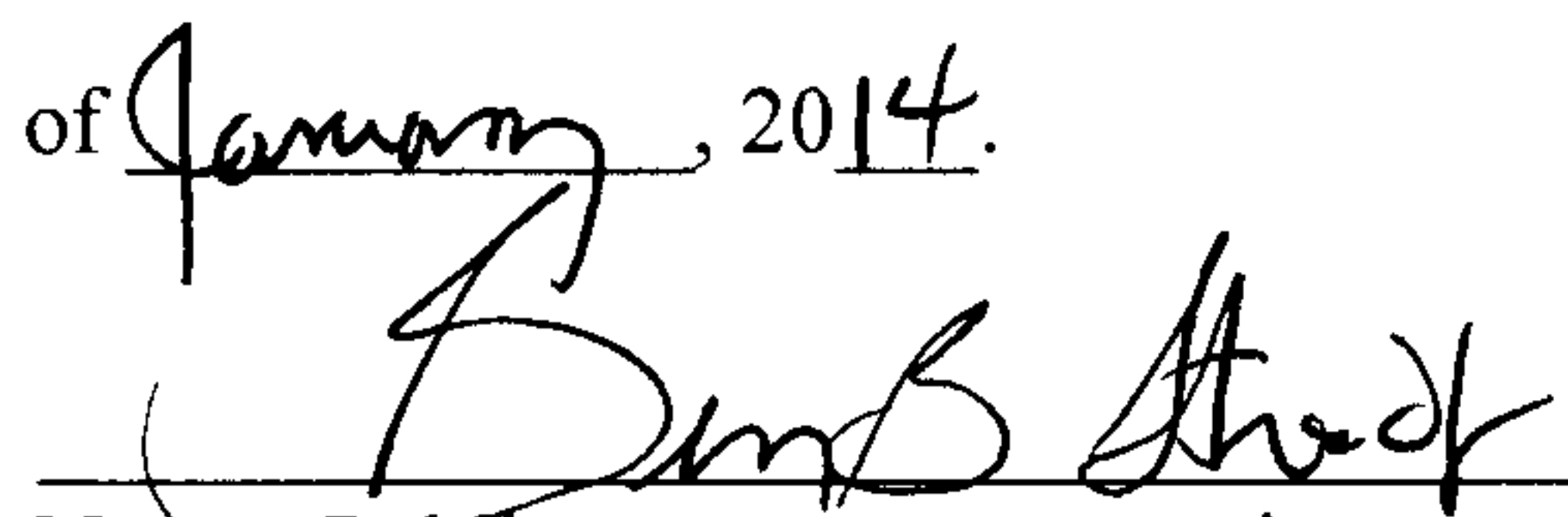
Notary Public
My Commission Expires 6/23/15

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara H. Martin, whose name as Trustee of the Barbara H. Martin 1998-C 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, she, 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 January, 2014.

[NOTARIAL SEAL]



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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