



20140220000047360 1/3 \$500.00
 Shelby Cnty Judge of Probate, AL
 02/20/2014 01:39:25 PM FILED/CERT

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 GRANTOR.
 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

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, an unmarried woman,
 whose mailing address is **1150 Berwick Road, Birmingham, Alabama 35242-7120**,

(hereinafter referred to as "Grantor"), in hand paid by

MICHAEL D. MARTIN, an unmarried man,
 whose mailing address is **5608 Canongate Lane, Shoal Creek, Alabama 35242-6431**,

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee all of the undivided interests [being a three-fifths (3/5ths) undivided interest in the Parcel 1 property described below, and a one-half (1/2) undivided interest in the Parcel 2 property described below] 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 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:

Parcel 1:

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.

Parcel 2:

Lot 14, 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. Mineral and mining rights excepted.

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 Grantor 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 Property is NOT the homestead of the Grantor.

NOTE: The Grantor's three-fifths (3/5th) undivided interests in the Parcel 1 Property being conveyed hereby were acquired by the Grantor pursuant to deed recorded of even date herewith in the Probate Office of Shelby County, Alabama, in Instrument No. 2014022000047360. The Grantor's one-half (1/2) undivided interest in the property conveyed hereby was acquired pursuant to deed from John G. Barnett and wife, Una Ray Barnett, to Michael D. Martin and wife, Barbara H. Martin, dated April 18, 1997, and filed for record on May 8, 1997, in Inst. #1197-14417, in the Probate Office of Shelby County, Alabama.

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


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IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal on this the 14 day of January, 2014.

"GRANTOR"

Barbara H. Martin
Barbara H. Martin

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 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 executed the same voluntarily on the day the same bears date..

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

[NOTARIAL SEAL]

[Signature]
Notary Public
My Commission Expires 6/23/15

This document prepared by:
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