


Send tax notice to:

EMILY MARTINEZ WHITT
116 ASTOR CIRCLE
CHELSEA, AL. 35043

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

2014311


20140808000248290 1/2 \$51.00
Shelby Cnty Judge of Probate, AL
08/08/2014 12:31:38 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, LAUREL MARTINEZ and CARLOS MARTINEZ, WIFE AND HUSBAND whose mailing address is: 15551 60th Terrace Live Oak, Fl. 32060 (hereinafter referred to as "Grantors") by EMILY MARTINEZ WHITT whose mailing address is: 116 ASTOR CIRCLE, CHELSEA, AL 35043 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 517, ACCORDING TO THE FINAL PLAT OF WINDSTONE PHASE 5, AS RECORDED IN MAP BOOK 31, PAGE 60, 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. BUILDING LINE(S) AND EASEMENT(S) AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1998-16151; INSTRUMENT 2001-54658; INSTRUMENT 2001-54659; INSTRUMENT 2000-40161; INSTRUMENT 20030829000576040; INSTRUMENT 20031023000709420 AND INSTRUMENT 20030625000399440, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. MINERAL AND MINING RIGHTS AND OTHER RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT 1998-16151, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 127, PAGE 336, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. IF APPLICABLE, RAILROAD RIGHT OF WAY RESERVED BY PAGE 655 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. IF APPLICABLE, RAILROAD RIGHT OF WAY REFERRED TO IN DEED RECORDED IN DEED BOOK 23, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. MEMORANDUM OF AFFIDAVIT REGARDING OIL AND GAS LEASE BETWEEN KIMBERLY-CLARK CORPORATION AND THE ANSCHUTZ CORPORATION RECORDED IN MISC BOOK 45 PAGE 303 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY WITH EASEMENTS TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 2001-42178, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$216,386.00 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 Grantee, 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 1st day of August, 2014.

Laurel Martinez
LAUREL MARTINEZ
Carlos Martinez
CARLOS MARTINEZ

STATE OF Florida
COUNTY OF Sumner

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAUREL MARTINEZ and CARLOS MARTINEZ, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of August, 2014.

J. Ratliff
Notary Public
Print Name: Jennifer L. Ratliff
Commission Expires: My Commission FF 073854 Expires 08/31/2015



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