

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Zachary Ross Martin
Anna Martin
4804 Keith Dr.
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty-Three Thousand and 00/100 Dollars (\$223,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Crown Properties of AL, LLC** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Zachary Ross Martin** and **Anna Martin** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 5, BLOCK 14, ACCORDING TO THE SURVEY OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO, A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 14 OF BROKEN BOW SOUTH AS RECORDED IN MAP BOOK 11, PAGE 82 IN THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN EASTERLY ALONG THE SOUTHERN LINE OF LOT 5, BLOCK 14 A DISTANCE OF 80.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE RIGHT 85 DEGREES 47 MINUTES 27 SECONDS SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE OF LOT 5 A DISTANCE OF 45.84 FEET; THENCE RIGHT 94 DEGREES 13 MINUTES 41 SECONDS PARALLEL TO THE SOUTH LINE OF LOT 5 A DISTANCE OF 80.03 FEET; THENCE RIGHT 87 DEGREES 44 MINUTES 40 SECONDS A DISTANCE OF 45.81 FEET NORTH ALONG THE PROLONGATION OF THE WEST LINE OF LOT 5 TO THE POINT OF BEGINNING.

Subject to all outstanding rights of redemption in favor of any and all parties entitled to redeem the property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument 2015020200032850.

\$216,310.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

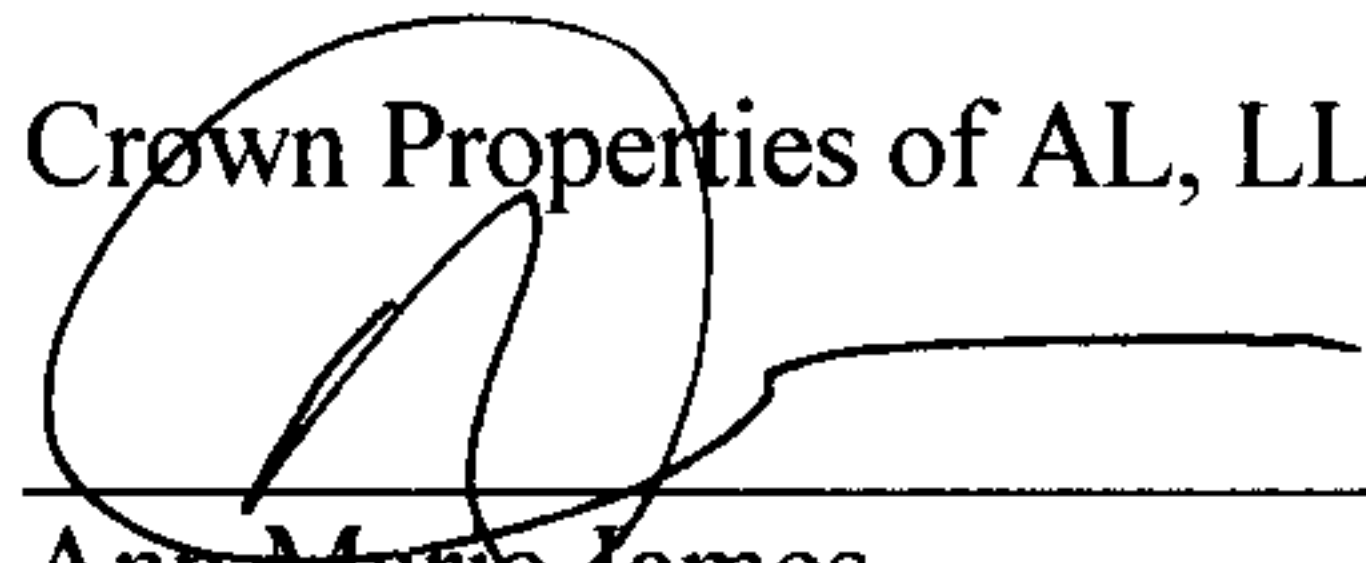
And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/08/2015
State of Alabama
Deed Tax:\$7.00



20150608000189570 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
06/08/2015 11:45:54 AM FILED/CERT

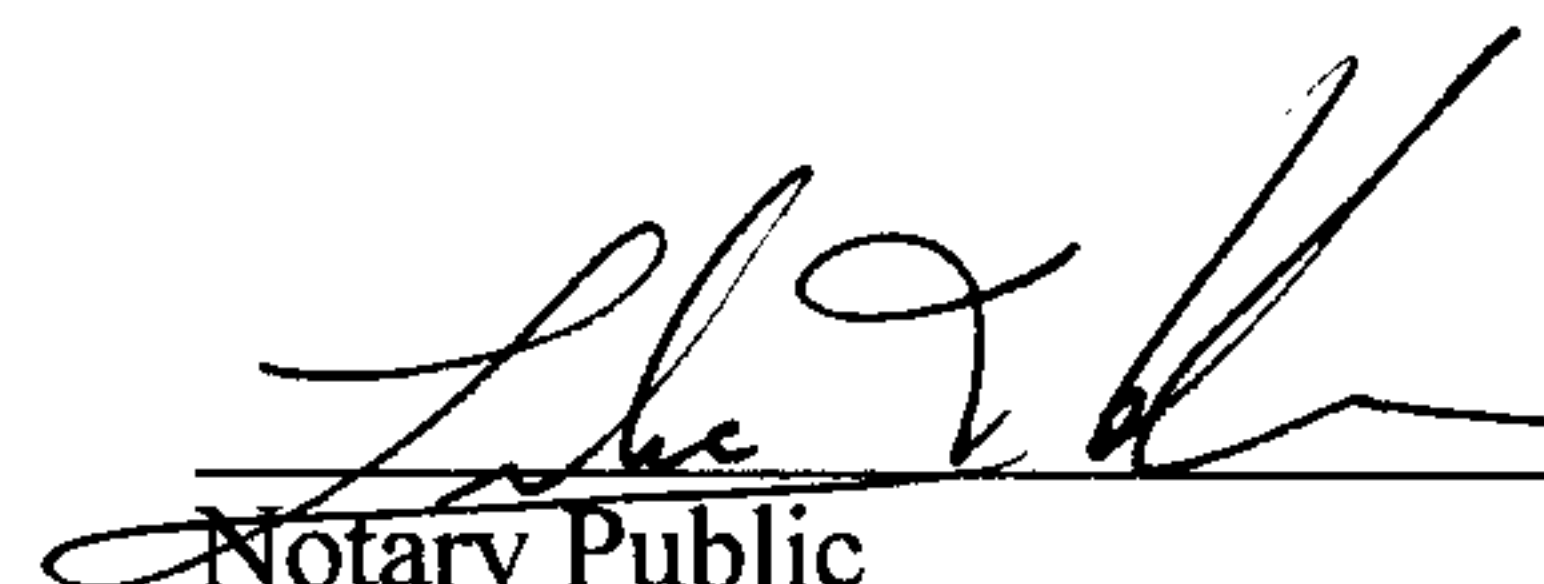
IN WITNESS WHEREOF, the said GRANTOR, Crown Properties of AL, LLC, by its Managing Member, Ann Marie James who is authorized to execute this conveyance, has hereto set its signature and seal, this May 29, 2015.

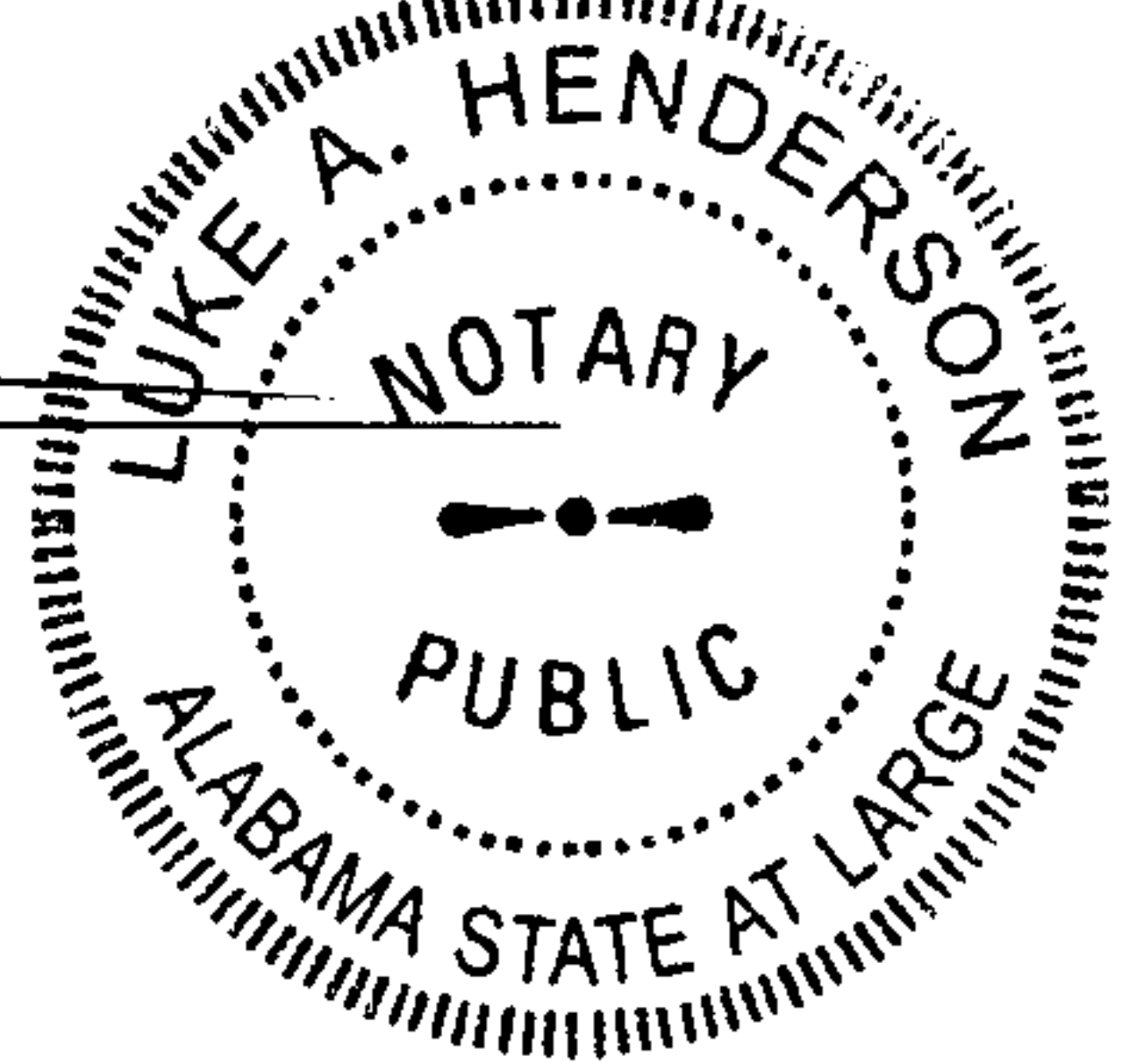
Crown Properties of AL, LLC
by: 
Ann Marie James
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ann Marie James whose name as Managing Member of Crown Properties of AL, LLC, 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 the conveyance, Ann Marie James, in his capacity as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this May 29, 2015.



Notary Public



My Commission Expires: 7/26/16

Grantor's Address:
5260 Greystone Way
Birmingham, AL 35242

Property Address:
4804 Keith Dr.
Birmingham, AL 35242


20150608000189570 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
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