

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Ryan F. Martin
392 Deer Ridge Lane
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty Five Thousand and No/100 --(\$225,000.00) Dollars.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Darrell D. Allinder and Rhonda D. Allinder, a married couple
whose address is: 26 Republic Avenue, Bessemer AL 35020
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Ryan F. Martin and Shannon B. Martin
(whose address is the property address)
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 37, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 2, as recorded in Map Book 33, Page 116, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, rights of way of record.

\$ 220,924.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of the short sale closing. After this 30 day period, Grantee is further prohibited from conveying the property for a sale price greater than \$270,000.00 until 90 days from the date of the short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

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 I/we do for myself /ourselves and for my /our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am /we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I /we have a good right to sell and convey the same as aforesaid; that I /we will and my /our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 30th day of December, 2015.

Darrell D. Allinder (Seal)
Darrell D. Allinder

Rhonda D. Allinder (Seal)
Rhonda D. Allinder

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Darrell D. Allinder and Rhonda D. Allinder, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they/he/she executed the same voluntarily on the day the same bears date.

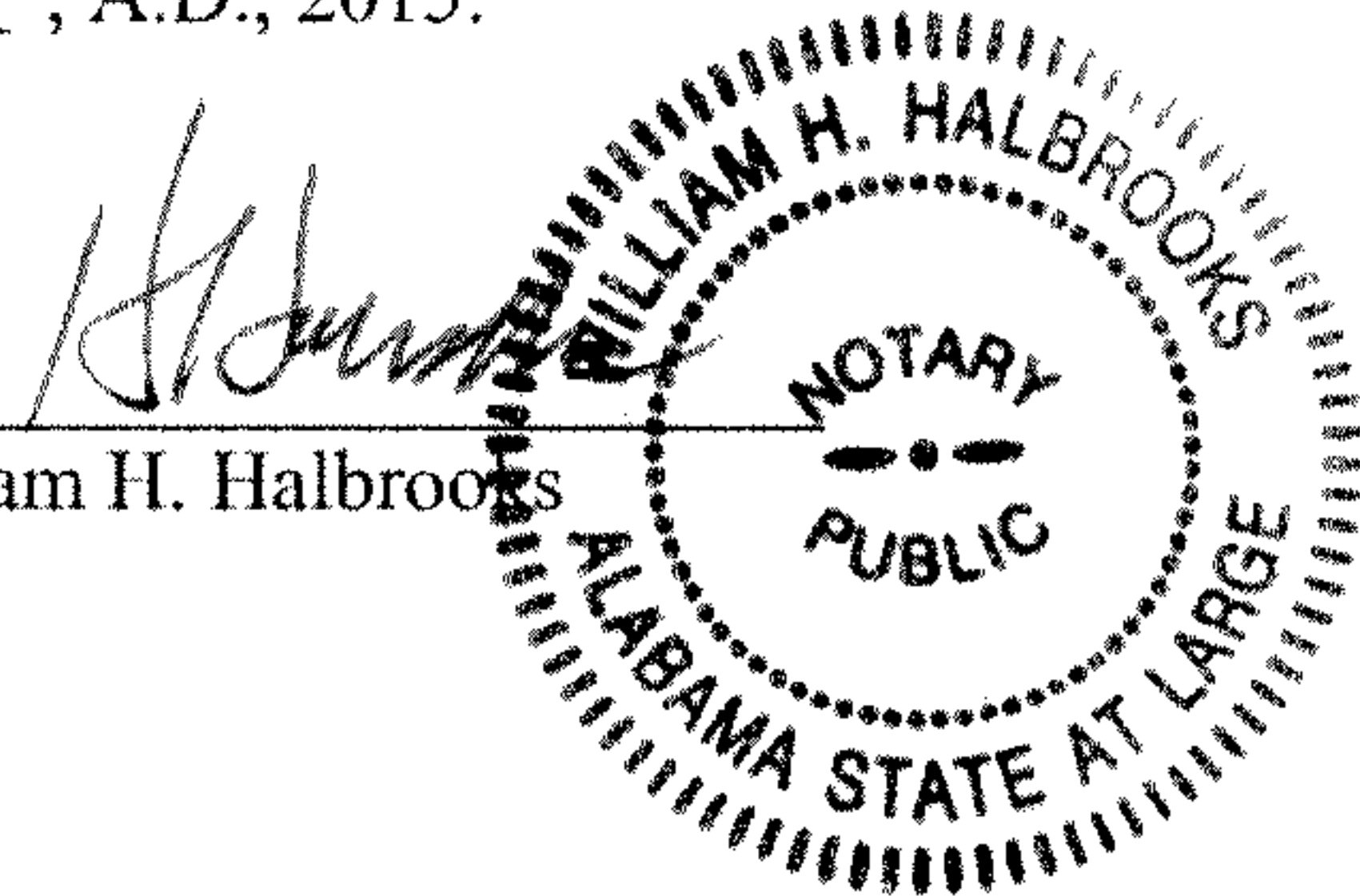
Given under my hand and official seal this 30th day of December, A.D., 2015.

My Commission Expires:

Notary Public: William H. Halbrooks



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/04/2016 08:25:42 AM
\$18.50 DEBBIE
20160104000000240



William H. Halbrooks