

Send tax notice to:
DEBRA A. WATKINS
301 NARROWS DRIVE
HOOVER, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016518

20160915000337640
09/15/2016 02:27:44 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Six Thousand and 00/100 Dollars (\$206,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MICHAEL MARTIN and KENDALL W. MARTIN FKA KENDALL L. WEST, HUSBAND AND WIFE whose mailing address is: 22307 ANSEL, IRVINE, CA 92618 (hereinafter referred to as "Grantors") by DEBRA A. WATKINS whose property address is: 301 NARROWS DRIVE, HOOVER, AL, 35242 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 93, according to the Final Record Plat of Narrows Park Sector, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2000-9755, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as "Declaration").

SUBJECT TO:

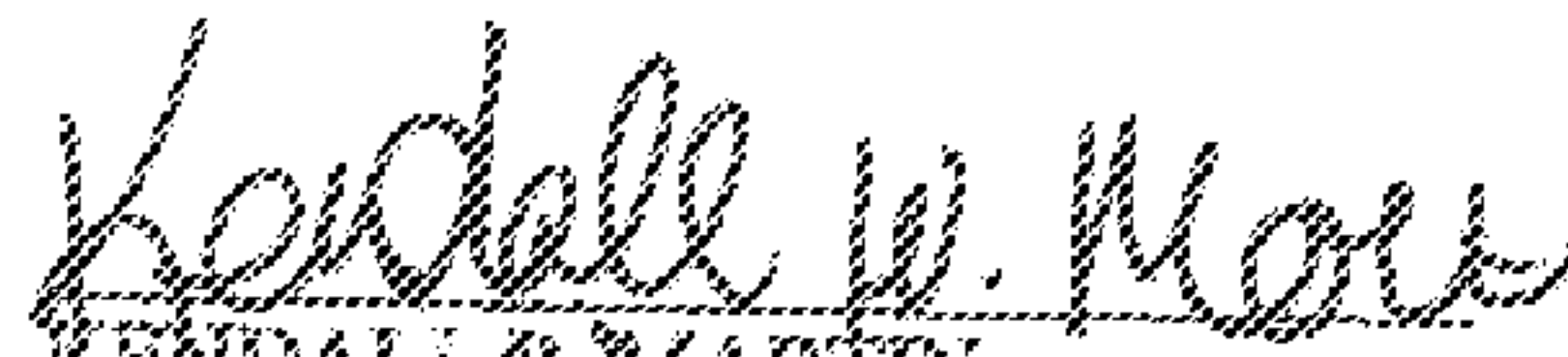
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS, BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #2000-9755, INSTRUMENT #2000-36696, INSTRUMENT #2001-38328, INSTRUMENT #20020905000424180, INSTRUMENT # 2021017000508250, INSTRUMENT #20030716000450980
4. EASEMENT TO ALAGASCO AS RECORDED IN INSTRUMENT #2000-1818
5. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES IN SUBDIVISION IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20040910000506370
6. EASEMENT TO DOUBLE OAK WATER RECLAMATION, LLC, AS RECORDED IN INSTRUMENT #20040405000172450
7. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT #20041110000620650 AND INSTRUMENT #200502517000077390.

\$200,000.00 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 Grantees, 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 7 day of September, 2016.


MICHAEL MARTIN


KENDALL W. MARTIN
RM

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL MARTIN and KENDALL W. MARTIN whose name(s) is/are RM signed to the foregoing instrument, and who is/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 _____ day of September, 2016.

Notary Public
Print Name: Roya Tahmoresi
Commission Expires: sep 16-2018

PLEASE SEE ATTACHED
NOTARY CERTIFICATE



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On sep 7 - 2016 before me, Roya Tahmoresi Notary Public
(Print name and title of the officer)

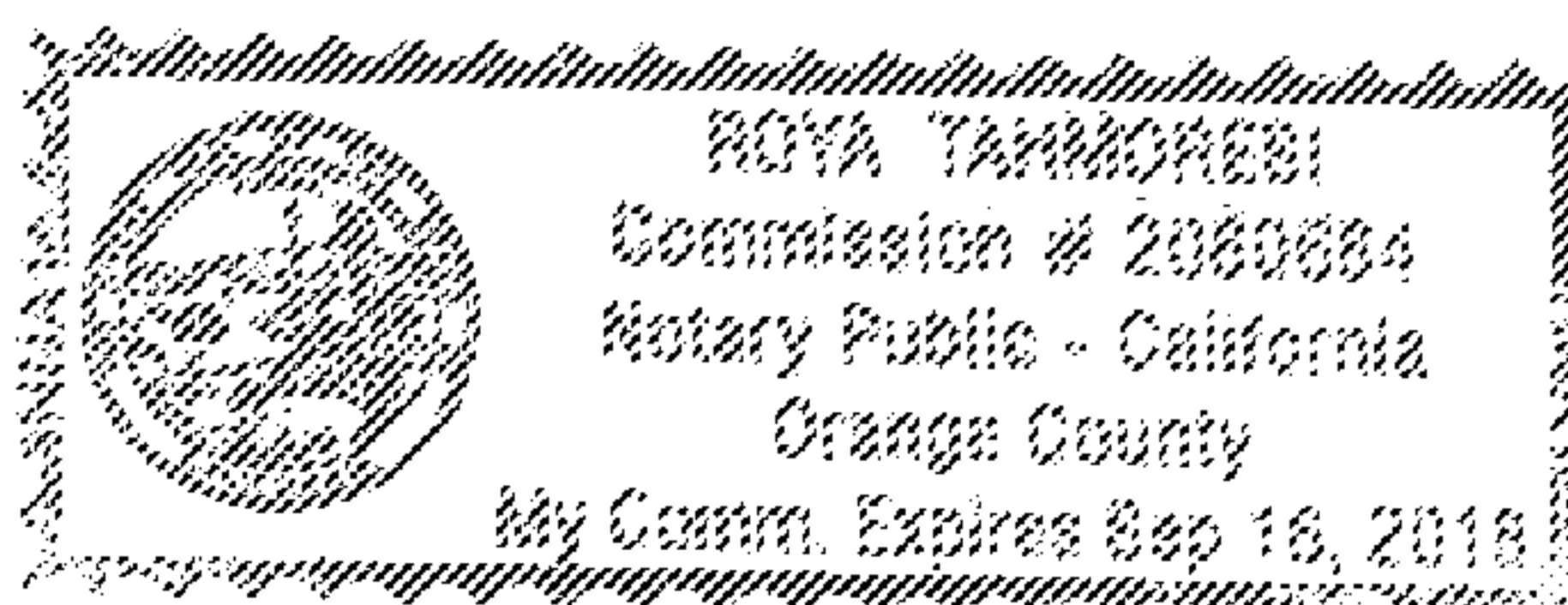
personally appeared Michael Martin and Kendall W Martin
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

sep 7 - 2016
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

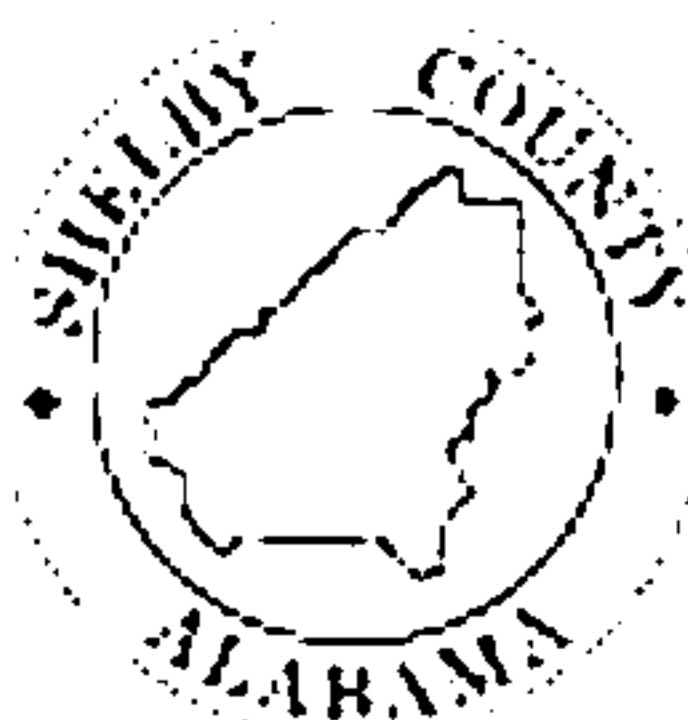
(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- ★ Securely attach this document to the signed document with a staple.



[Signature]