

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243

Send tax notice to:

Wesley R. Goodenough  
205 Sterling Oaks Drive  
Hoover, AL 35244  
BHM1700725

20170808000286750

08/08/2017 02:58:55 PM

DEEDS 1/2

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Sixteen Thousand and 00/100 Dollars (\$116,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Jeffrey Scott Martin and Laura J. Martin, husband and wife**, whose mailing address is 124 Cambrian Way, Birmingham, AL 35242 (hereinafter referred to as "Grantor"), by **Wesley R. Goodenough** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Unit 205, according to the Survey of Sterling Oaks Condominiums, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument No. 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument No. 20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc., as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominiums, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominiums, a Condominium, recorded in Map Book 33, Page 101 A thru D, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$65,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 7<sup>th</sup> day of August, 2017.

Jeffrey Scott Martin  
by his attorney in fact,

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Laura J. Martin

Jeffrey Scott Martin  
by his attorney in fact, Laura J. Martin



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/08/2017 02:58:55 PM  
\$69.00 DEBBIE  
20170808000286750

Laura J. Martin  
Laura J. Martin

*[Signature]*

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura J. Martin, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 7<sup>th</sup> day of August, 2017.



*[Signature]*  
Notary Public

Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: APR. 14, 2019

#### ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura J. Martin, whose name as Attorney in Fact for Jeffrey Scott Martin, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of August, 2017.



*[Signature]*  
Notary Public

Print Name: CAITLIN HARDEE GRAHAM  
My Commission Expires: APR. 14, 2019