

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) S. M. ALEN PLS 12944  
(Address) P.O. Box 1195  
Pelham AL 35124

Send Tax Notice to:

(Name) Clint and Shea Barnett  
(Address) 135 Burgundy Lane  
Calera AL 35040

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten DOLLARS  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Clint and Shea Barnett  
(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

**PARCEL II**

Commencing at S.W. Corner of the N.W.1/4 of the N.E.1/4 of Section 6, Township 24 North Range 14 East Thence run along the south line of said 1/4 -1/4 N 89-31'03" E a distance of 591.26' to the Point of Beginning; Continuing at the Point of Beginning Thence N 89-31'03" E a distance of 346.99' to a point around a curve to the right through a central angle of 05-32'04" an arc distance of 186.81' a chord bearing of N 06-28'11" W a distance of 186.74' to a point; Thence N 03-42'09" W a distance of 86.80' to a point around a curve to the right through a central angle of 38-40'20" an arc distance of 234.89' a chord bearing of N 15d38'01" E a distance of 230.45' to a point; Thence N 34-58'12" E a distance of 93.24' to a point around a curve to the left through a central angle of 15-00'34" an arc distance of 105.43' a chord bearing of N 27-27'55" E a distance of 105.13' to a point; Thence S 89-34'37" W a distance of 498.82' to a point; Thence S 01-14'53" E a distance of 663.18' to the Point of Beginning. Containing 243942.72 square feet or 5.60 acres more or less.

SUBJECT TO A 30' EASEMENT FOR INGRESS, EGRESS & UTILITIES ALONG THE SOUTH LINE OF THE DESCRIBED PROPERTY.

**PARCEL VI**

Beginning at the S.W. Corner of the N.W.1/4 of the N.E. 1/4 of Section 6 Township 24 north Range 14 East Thence run along the south line of said 1/4 1/4 Section S 89-31'03" W a distance of 298.54' to the right of way line of County Road no.301 to a point around a curve to the right through a central angle of 05-54'48" an arc distance of 191.41' a chord bearing of N 06-39'37" W a distance of 191.33' to a point; Thence N 03-42'13" W a distance of 86.80' to a point; Thence S 86-55'47" E a distance of 439.43' to a point; Thence S 00-33'20" E a distance of 248.29' to a point; Thence S 88-50'18" W a distance of 114.91' to the Point of Beginning. Containing 113256.0 square feet or 2.60 acres more or less.

SUBJECT TO A 30' EASEMENT FOR INGRESS, EGRESS & UTILITIES ALONG THE SOUTH LINE OF THE DESCRIBED PROPERTY.

Shelby County, AL 12/10/2013  
State of Alabama  
Deed Tax: \$22.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors 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 9th  
day of December, 19 2013

\_\_\_\_\_(Seal) Carlton P. Martin Carlton P. Martin (Seal)  
\_\_\_\_\_(Seal) Miriam Martin Miriam M. Martin (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, Melissa Harris, a Notary Public in and for said County, in said State, hereby  
certify that Carlton Martin & Miriam Martin, whose name(s) are signed to the  
foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the  
conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of December, 19 2013  
My Commission Expires May 12, 2015

My Commission Expires:

Melissa Harris  
Notary Public



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Carlton P. Martin  
Mailing Address 623 Hwy 301  
Calera AL 35040

Grantee's Name Clint and Shea Barnett  
Mailing Address 135 Burgundy Lane  
Calera AL 35040

Property Address \_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_



20131210000476000 2/2 \$39.00  
Shelby Cnty Judge of Probate, AL  
12/10/2013 10:58:21 AM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 21,720 <sup>1/5 of total value</sup>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-10-13

Print Myra Martin

☐ Unattested  
\_\_\_\_\_  
(verified by)

Sign Myra Martin  
(Grantor/Grantee/Owner/Agent) circle one