

This instrument was provided by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

Send Tax Notice to:

Oscar Martinez  
P.O. Box 404  
Saginaw AL 35137

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of  
Twenty Two Thousand Five Hundred ----- DOLLARS and 00/00 (\$ 22,500.00 ),  
and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the  
receipt whereof is acknowledged, I or we,

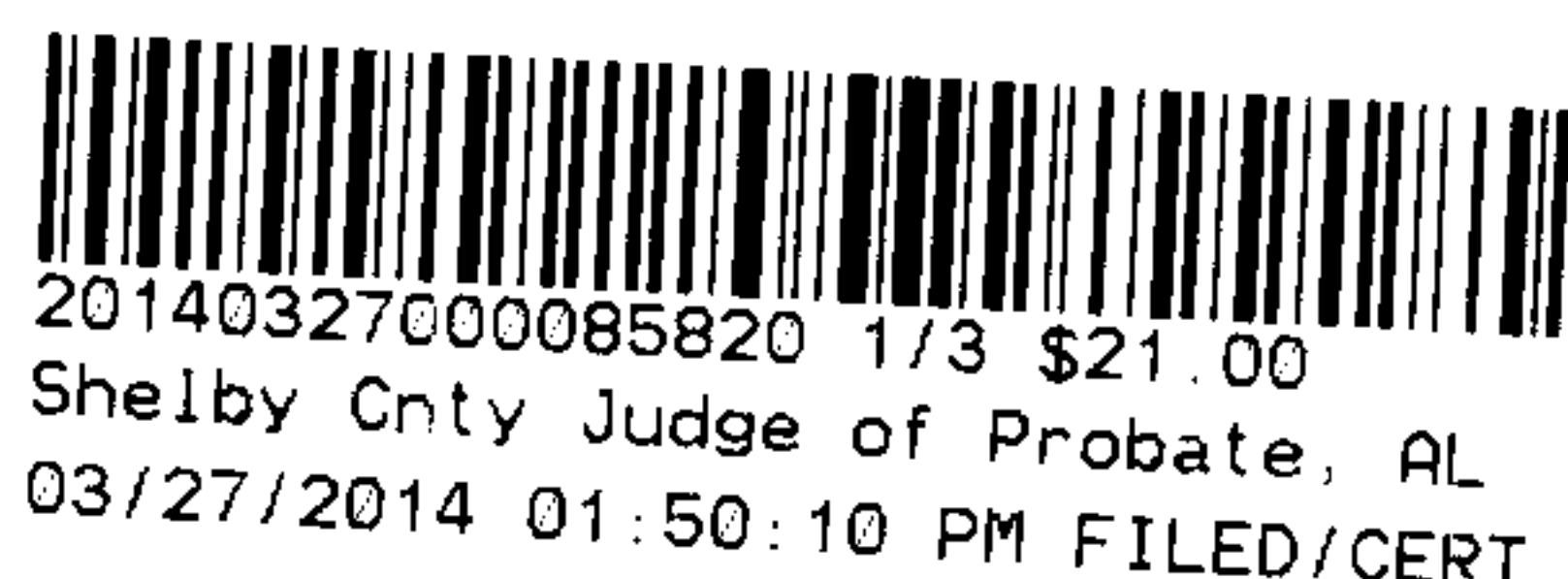
**Herman Lesley Hester, a single man**

grant, bargain, sell and convey unto,

**Oscar Martinez**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.



\$22,500.00 of the purchase price of the described property was financed with  
the proceeds of a mortgage loan closed simultaneously herewith.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of  
record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant  
with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all  
persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26<sup>th</sup> day of March,  
2014.

Herman Lesley Hester  
**Herman Lesley Hester**

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
**Herman Lesley Hester** 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 he/she/they  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of March, 2014.



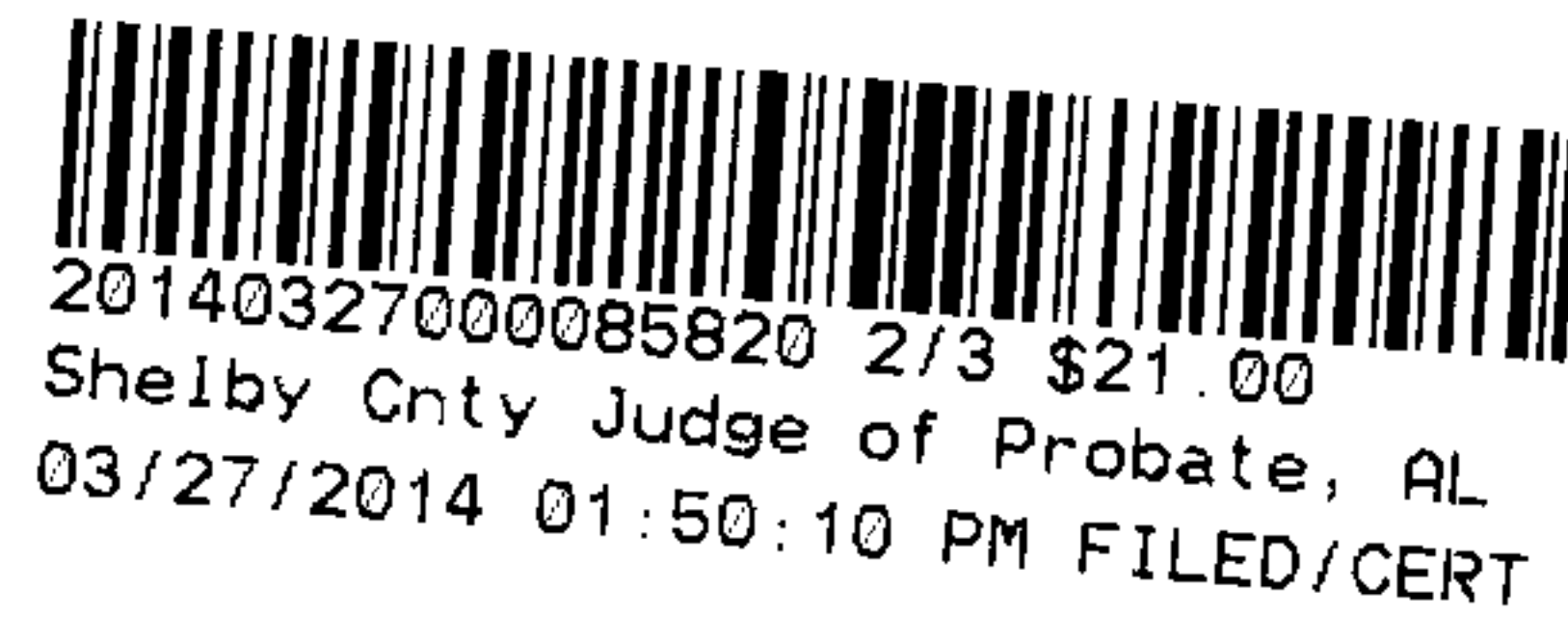
[Signature]  
**Notary Public**

My Commission Expires: 10/4/2016

EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the Northeast Quarter of Section 5, Township 22 South, Range 2 West; thence run  $88^{\circ}40'00''$  East (held based on prior deeds) a distance of 560.00' to a found  $\frac{3}{4}$  in rebar, being the Southwest corner of deed recorded in Instrument no 1993-39204, thence North  $05^{\circ}16'55''$  West 233.94' to a set iron pin and the POINT OF BEGINNING; thence south  $88^{\circ}40'00''$  West 210.00' to a set iron pin; thence North  $05^{\circ}16'38''$  West to a point 210.00' South of Right-of-Way of Shelby County Highway 22, thence run Northeasterly parallel to said Highway 22 along a line 210.00' South of Highway 22 for 210.00' more or less to the west line of deed as recorded in Instrument No. 2012091000034128 at a point 210.00' South of Highway 22, thence Southerly for a distance of 422.54' along the west line of Instrument No. 2012091000034128 more or less to the POINT OF BEGINNING.

Also conveyed, an easement for ingress and egress and utilities across the West 15 feet of property described in Instrument No. 2014032700085810





## Real Estate Sales Validation Form

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

Grantor's Name Herman Hester  
Mailing Address PO Box 606  
New Hope Ala 35760

Grantee's Name Oscar Martinez  
Mailing Address P.O. Box 404  
Saginaw AL 35137

Property Address \_\_\_\_\_  
Acorn  
Calera Ala  
Section 5-22-2W

Date of Sale 3-26-14  
Total Purchase Price \$ 22,500  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ \_\_\_\_\_

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 3-26-14

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

Print Herman Lesley Hester

Sign Herman Lesley Hester  
(Grantor/Grantee/Owner/Agent) circle one



20140327000085820 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 01:50:10 PM FILED/CERT