

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Carlton and Rebecca Martin
202 Chestnut Circle
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Four Hundred Seventy Nine Thousand and 00/100 Dollars (\$479,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, D. KARL JONES, unmarried, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto CARLTON MARTIN and REBECCA MARTIN, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein

And I do for myself and for my successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that I am free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I and my heirs and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.


Dated this the 17 day of July, 2019.

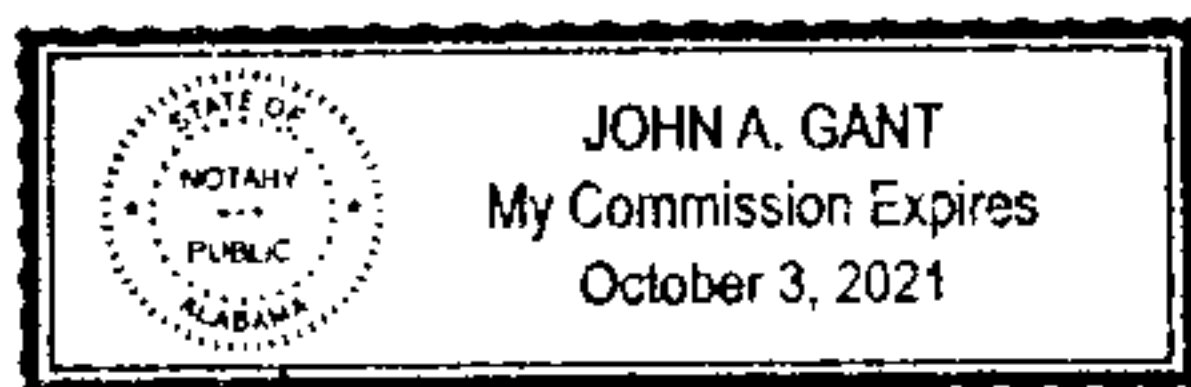

D. KARL JONES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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

Given under my hand and official seal this the 17th day of July, 2019.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2021





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Shelby Cnty Judge of Probate. AL
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EXHIBIT A

The Land is described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 21 South, Range 3 West; thence run Northerly along East line of said 1/4- 1/4 for a distance of 1,333.25 feet to the Northeast corner of said 1/4-1/4; thence turn an angle to the left of 125 degrees 33 minutes 32 seconds for a distance of 104.09 feet to the point of beginning; thence continue along last described course for a distance of 401.59 feet to the right of way of a public road; thence turn an angle to the right of 83 degrees 43 minutes 00 seconds and run along said right of way for a distance of 219.24 feet to the point of beginning of a curve to the right having a central angle of 79 degrees 46 minutes 18 seconds and a radius of 25 feet; thence run along arc of said curve for a distance of 34.81 feet to the end of said curve; thence continue along said right of way for a distance of 112.23 feet to the point of beginning of a curve to the right having a central angle of 34 degrees 06 minutes 51 seconds and a radius of 660.01 feet; thence run along arc of said curve for a distance of 392.97 feet to the end of said curve; thence turn an angle to the right as measured from chord of 107 degrees 03 minutes 25 seconds for a distance of 287.46 feet to the point of beginning. Being in the Southwest 1/4 of Southeast 1/4 of section 13, Township 21 South, Range 3 West, Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name D. Karl Jones
Mailing Address 26129 Highway 25
Wilsonville, AL 35186

Grantee's Name Carlton & Rebecca Martin
Mailing Address 202 Chestnut Cir.
Alabaster, AL 35007

Property Address 202 Chestnut Cir.
Alabaster, AL 35007

Date of Sale 7/17/19
Total Purchase Price \$ 479,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7/17/19

Print John A. Gant

Sign *John A. Gant*
(Owner) (Agent) circle one

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