

20220308000097320
03/08/2022 12:51:06 PM
DEEDS 1/4

Send tax notice to:
This instrument was prepared by:
Robert O. McNearney, III
South Oak Title, LLC
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Dollar and No/100---(\$1.00) Dollar**, undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Andrea Martin, an unmarried woman, Cheryl Green, a married woman, whose mailing address is:

14 Palmetto Dr New York Mills, NY 13417

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Andrea Martin, whose mailing address is:

108 Meadow Croft Cir., Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama, the address of which is: 108 Meadow Croft Cir., Birmingham, AL 35242** to-wit:

The Southwesterly 20.45 feet of Lot 8 and the Northeasterly 0.55 feet of Lot 9, according to the Survey of Meadow Brook Townhomes, as recorded in Map Book 10, Page 2, in the Probate Office of Shelby County, Alabama.

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

The above described property is not the homestead of Cheryl Green, nor her spouse, as referenced in Code Section 6-10-2.

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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 7th day of March, 2022.

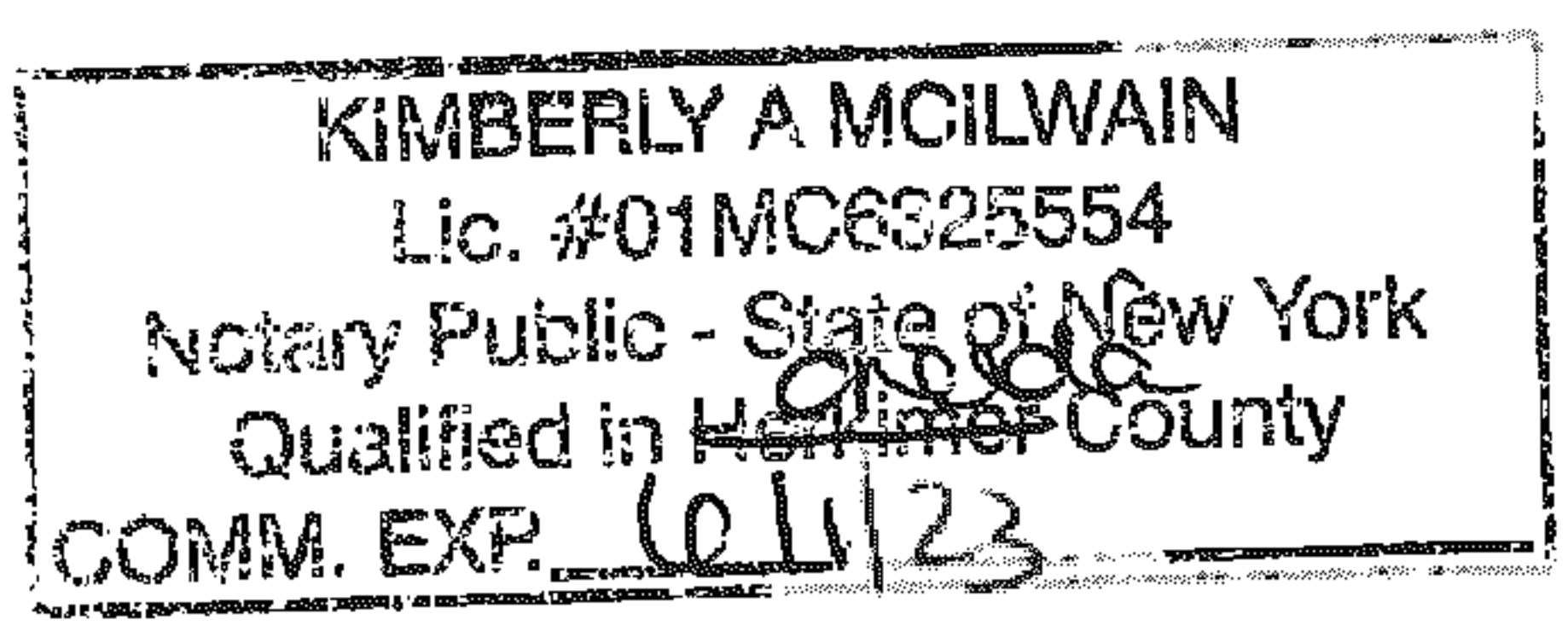
~~Andrea Martin~~
Cheryl Green
Cheryl Green

STATE OF NEW YORK
COUNTY OF Onondaga

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cheryl Green**, a **married woman**, 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 this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of March, 2022.

Kimberly A McIlwain
NOTARY PUBLIC
My Commission expires: 6/1/23



STATE OF ALABAMA
COUNTY OF JEFFERSON

~~I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrea Martin**, an **unmarried woman**, 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 this conveyance, she has executed the same voluntarily on the day the same bears date.~~

~~Given under my hand and official seal this the 7th day of March, 2022.~~

~~NOTARY PUBLIC
My Commission expires: _____~~

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 7th day of March, 2022.

Andrea Martin

Andrea Martin

~~Cheryl Green~~

~~STATE OF NEW YORK~~

~~COUNTY OF _____~~

~~I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cheryl Green, a married woman, 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 this conveyance, she has executed the same voluntarily on the day the same bears date.~~

~~Given under my hand and official seal this the 7th day of March, 2022.~~

~~NOTARY PUBLIC~~

~~My Commission expires: _____~~

STATE OF ALABAMA

COUNTY OF JEFFERSON

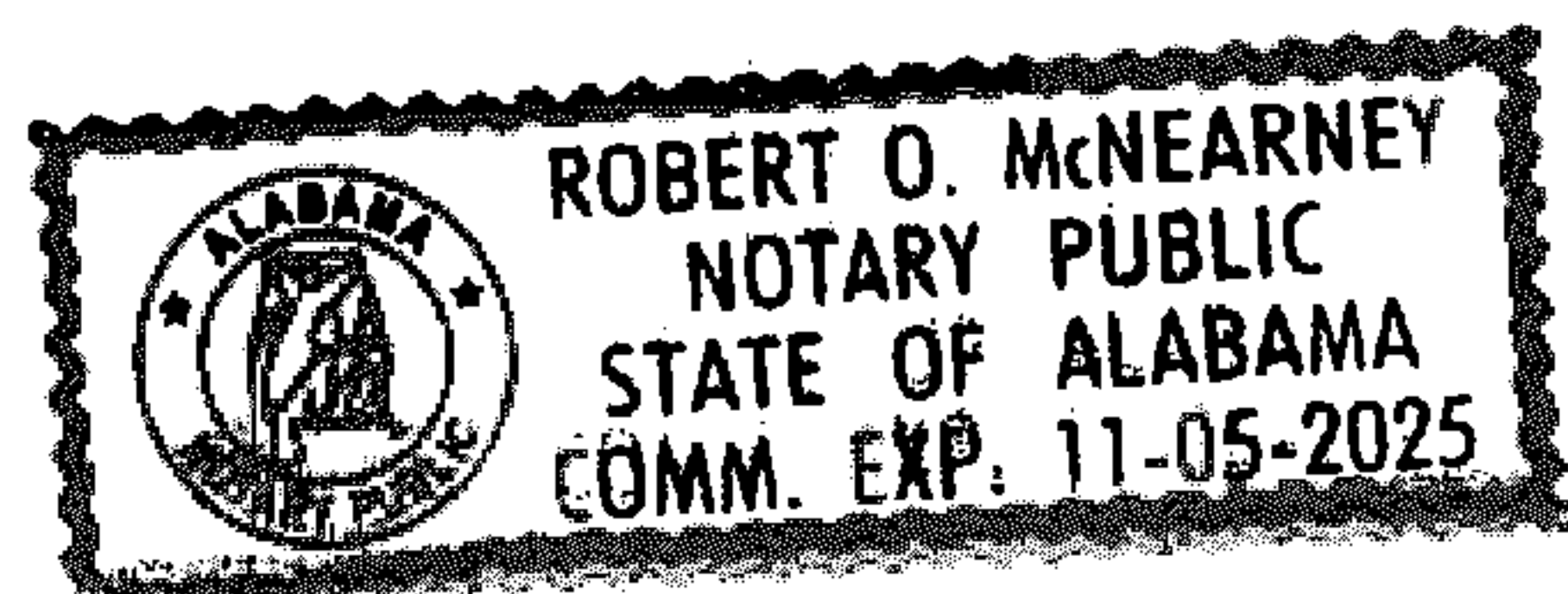
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea Martin, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, she has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

Given under my hand and official seal this the 7th day of March, 2022.

Robert O. McNearney

NOTARY PUBLIC

My Commission expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Andrea Martin
Mailing Address Cheryl Green
14 Partee St.
New York Mills, NY 13417

Grantee's Name Andrea Martin
Mailing Address 108 Meadow Croft Cir.
Birmingham, AL 35242

Property Address 108 Meadow Croft Cir.,
Birmingham, AL 35242

Date of Sale 3/7/22
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 212,500.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2022 12:51:06 PM
\$243.50 BRITTANI
20220308000097320

Handwritten signature: Allison S. Boyd



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 3/8/22

Print Deana Suttles

Unattested (verified by)

Sign Deana Suttles (Grantor/Grantee/Owner/Agent) circle one