

SEND TAX NOTICE TO:

Jacob Hoyt Martin and Teri Marie Martin

930 7th Ave NW

Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **H4 Enterprises LLC, a Utah Limited Liability Company**, whose address is 8520 Foxcroft Place, San Diego, CA 92129 (hereinafter "Grantor", whether one or more), by **Jacob Hoyt Martin and Teri Marie Martin**, whose address is 930 7th Ave NW, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Jacob Hoyt Martin and Teri Marie Martin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

The SE 1/4 of the NW 1/4 of Section 23, Township 24 North, Range 15 East of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama.

Also, that certain 35' permanent non-exclusive easement for ingress and egress as more particularly described as follows:

LYING IN THE NE 1/4 OF THE NW 1/4, AND ALSO IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA: COMMENCE AT A FOUND 1" OPEN PIPE, BEING THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 23; THENCE RUN S 89°12'46" W, ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NW 1/4 FOR 344.65' TO THE POINT OF BEGINNING OF A 35 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 17.50' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF SAID EASEMENT; THENCE RUN N 25°57'42" E FOR 132.07'; THENCE RUN N 39°13'47" E FOR 58.94'; THENCE RUN N 48°32'37" E FOR 132.30'; THENCE RUN 56°42'12" E FOR 61.12'; THENCE RUN N 77°39'50" E FOR 58.46'; THENCE RUN S 83°10'11" E FOR 115.61'; THENCE RUN N 89°49'13" E FOR 61.89'; THENCE RUN N 79°29'31" E FOR 76.37'; THENCE RUN N 61°27'13" E FOR 31.23'; THENCE RUN N 19°23' 31" E FOR 49.99' TO A POINT IN THE CENTERLINE OF REED CREEK DRIVE, AND THE END OF SAID EASEMENT.

Parcel ID #: 33 6 23 0 000 008.000

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$180,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of February, 2024.

H4 Enterprises LLC, a Utah Limited Liability Company

By: Melinda Sue Horan
Melinda Sue Horan, Managing Member

STATE OF CALIFORNIA

COUNTY OF San Diego

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Melinda Sue Horan, whose name as Managing Member of H4 Enterprises LLC, a Utah Limited Liability Company, 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 instrument, she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 1st day of February, 2024.

Laura A. Stewart
Notary Public
Print Name: Laura A. Stewart
My Commission Expires: April 9, 2027



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name H4 Enterprises LLC
 Mailing Address 8520 Foxcroft Place
San Diego, CA 92129

Grantee's Name Jacob Hoyt Martin and
 Mailing Address Teri Marie Martin
930 7th Ave NW
Alabaster, AL 35007

Property Address Unimproved Land,
Reed Creek Drive, Shelby, AL 35143
 Parcel ID #:
33 6 23 0 000 008.000

Date of Sale February 1, 2024
 Total Purchase Price \$ 225,000.00
 or
 Actual Value \$
 or
 Assessor's 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 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 2/2/2024

Print Hyland Wehunt

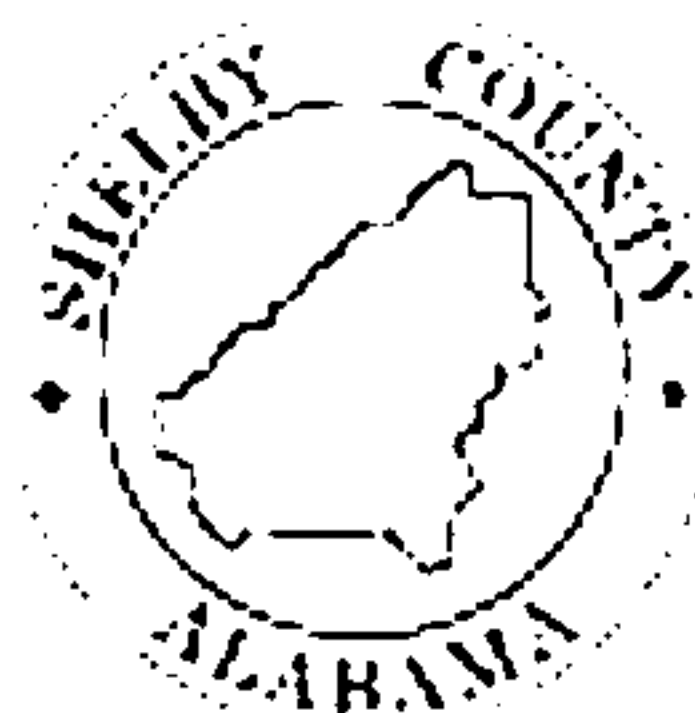
Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2024 02:12:11 PM
\$253.00 JOANN
20240202000027870

Allen S. Bevil