



20130509000192300 1/5 \$70.00  
Shelby Cnty Judge of Probate, AL  
05/09/2013 10:56:39 AM FILED/CERT

This instrument was prepared by:  
**Wallace, Ellis, Fowler, Head & Justice**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**James Kyle Martin**  
**1039 Temple Road**  
**Clanton, AL 35045**

# **WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One and No/00 Dollars (\$1.00)** and division of inherited jointly owned real property, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kelly Epperson, married, Gary Kenneth Martin, married, Charles Wayde Martin, unmarried, Bruce Dean Martin, married, Kimberly Ellison, unmarried and Ricky Martin, unmarried (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **James Kyle Martin, (herein referred to as grantee, whether one or more)**, all of their interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.  
Being Parcel #13-6-24-2-002-016.000

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Previous owner Charles L. Martin died intestate on September 8, 1996, leaving as his next of kin and heirs at law his widow, Ruth Martin, and Grantors and Grantee, his children. Grantors and Grantee are the children and sole heirs at law of Ruth Martin, who died intestate on June 23, 2006.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE 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 7<sup>TH</sup> day of MAY, 2013.

Gary Kenneth Martin  
Gary Kenneth Martin

Charles Wayde Martin  
Charles Wayde Martin

Bruce Dean Martin  
Bruce Dean Martin

Kimberly Ellison  
Kimberly Ellison

Ricky Martin  
Ricky Martin

Kelly Epperson  
Kelly Epperson

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Kenneth Martin, who 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.

Shelby County, AL 05/09/2013  
State of Alabama  
Deed Tax: \$42.00



Given under my hand and official seal this 8 day of may, 2013.

Duke S. White  
Notary Public

My Commission Expires: 8-29-13

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Wayde Martin, who 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 8 day of may, 2013.

Duke S. White  
Notary Public

My Commission Expires: 8-29-13

STATE OF ALABAMA  
COUNTY OF Chilton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bruce Dean Martin, who 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 7<sup>th</sup> day of May, 2013.

Cathy Smith  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 8, 2016

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kimberly Ellison, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of may, 2013.

Duke S. White  
Notary Public

My Commission Expires: 8-29-13

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ricky Martin, who 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 7<sup>th</sup> day of MAY, 2013.

RBC  
Notary Public


My Commission Expires: 07/17/2014

20130509000192300 3/5 \$70.00  
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STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kelly Epperson, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of MAY, 2013.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 07/17/2016

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

  
20130509000192300 4/5 \$70.00  
Shelby Cnty Judge of Probate, AL  
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**A triangular piece of land bounded as follows: On the East by public road on the North by J. S. Turpin and on the West by the right of way of the A.B.&A. Railroad and the measurement as follows: Beginning at the point of said land near the residence of W. H. Dennis and run North along the Road 225 feet, thence West 100 feet to a point opposite the Switch stand of the A.B.&A. Railroad, thence South along the right of way 240 feet to beginning point and in Section 24, TP 20, Range 3 West, containing about ¼ of an acre. Minerals and mining rights excepted.**



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Gary Martin, 29477 Dove Lane, Elberta, AL 36530  
Mailing Address: Charles Martin, 2616 Coosa Cty Rd 85, Goodwater,  
AL 35072, Bruce Martin, 15 Debra St., Jemison, AL 35085, Kimberly  
Ellison, 2159 Hwy 52E, Pelham, AL 35124, Ricky Martin, 306 Sumner Dr.  
Calera, AL 35040, Kelly Epperson, 55 Co. Rd. 231, Thorsby, AL 35171

Grantee's Name: James Kyle Martin  
Mailing Address: 1039 Temple Road  
Clanton, AL 35045

Property Address: 200 Glass Street  
Pelham, AL 35124

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

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

or

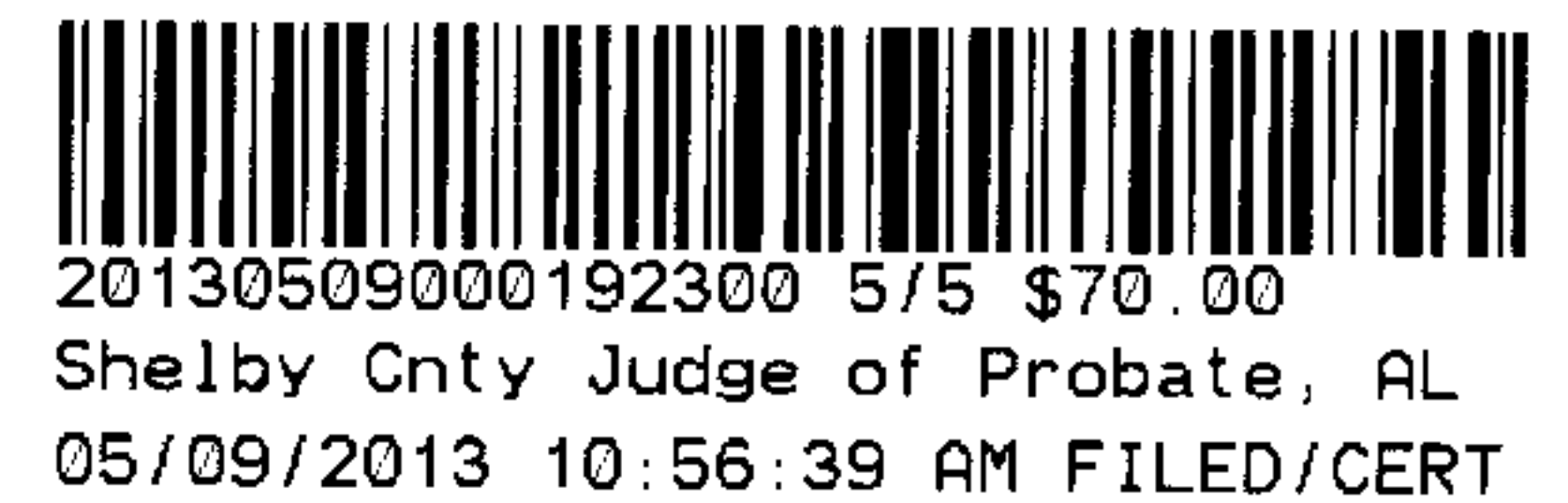
Assessor's Market Value \$ 41,820.00

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 – Tax Assessor's Records

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 \_\_\_\_\_

Sign Kathryn K. Martin  
(Grantor/Grantee/Owner/Agent) circle one

Print Kathryn K. Martin

☐ Unattested

\_\_\_\_\_  
(Verified by)