

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) S. M. ALLEN PLS 12944
(Address) P.O. BOX 1195
Pelham AL 35124

Send Tax Notice to:

(Name) Sheila Denise Martin
(Address) 7120 3rd Ave South
Birmingham AL 35206

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Sheila Denise Martin

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

PARCEL IV A

Commencing at the S.W. Corner of the N.W. 1/4 of the N.E.1/4 Thence Run along the south line of said 1/4 of 1/4 Section N 88-50'20" E a distance of 114.91' to the Point of Beginning; Continuing at the Point of Beginning Thence N 88-50'20" E a distance of 585.17' to a point; Thence N 01-09'06" W a distance of 659.27' to a point; Thence S 89-05'28" W a distance of 510.24' to a point; Thence S 00-01'44" W a distance of 418.05' to a point; Thence N 86-55'47" W a distance of 63.91' to a point; Thence S 00-33'20" E a distance of 248.29' to the Point of Beginning.

Containing 356851.38 square feet or 8.1922 acres more or less.

SUBJECT TO A 30' EASEMENT FOR INGRESS, EGRESS & UTILITIES ALONG THE SOUTH LINE OF THE DESCRIBED PROPERTY.

Shelby County, AL 12/10/2013
State of Alabama
Deed Tax: \$22.00

20131210000476040 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
12/10/2013 10:58:25 AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of December, 2013

_____(Seal) Carlton P. Martin Carlton P. Martin (Seal)
_____(Seal) Miriam Martin Miriam M. Martin (Seal)
_____(Seal) Martin _____ (Seal)

STATE OF ALABAMA

Shelby County }

General Acknowledgment

I, Melissa Harris, a Notary Public in and for said County, in said State, hereby certify that Carlton Martin & Miriam Martin, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of December, 2013

My Commission Expires May 12, 2015

My Commission Expires:

Melissa Harris
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Carlton P. Martin
Mailing Address 623 Hwy 301
Calera AL 35040

Grantee's Name Sheila Denise Martin
Mailing Address 7130 3rd Ave South
Birmingham AL 35206

Property Address NA

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 21,720 1/5 of total value



20131210000476040 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
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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 12-10-13

Print Myra Martin

☐ Unattested

Sign Myra Martin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one