

**PERSONAL REPRESENTATIVE'S STATUTORY WARRANTY DEED**

This Instrument Was Prepared By:


Sanford D. Hatton, Jr., Esquire  
22551 Highway 25  
Columbiana, Alabama 35051

Shelby County, AL 12/16/2013  
State of Alabama  
Deed Tax: \$3.00

SEND TAX NOTICE TO:

Roy Martin and Judith D. Martin  
783 10<sup>th</sup> Street  
Calera, AL. 35040

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

  
20131216000480470 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
12/16/2013 11:42:57 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

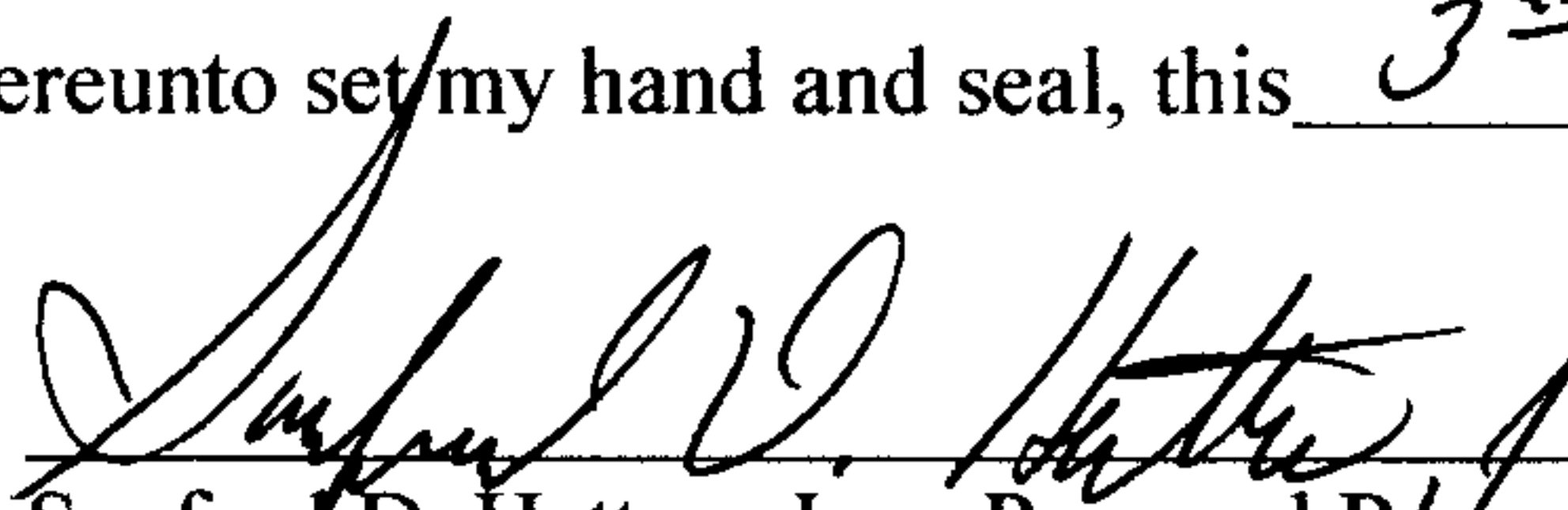
That in consideration of the sum of \$3,000.00, in hand paid, the receipt of which is hereby acknowledged, and in accordance with the Order of the Probate Court of Shelby County, Alabama, Sanford D. Hatton, Jr., in his capacity as Personal Representative of the estate of Johnnie Mixon, Jr., deceased, (Shelby County, Alabama Probate Case No. PR-2011-000011) (hereinafter referred to as GRANTOR) does grant, bargain, sell and convey unto Roy Martin and Judith D. Martin (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

LOTS 31 and 32, Block 129, according to J.H. Dunstan's Map of Calera.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns, forever.

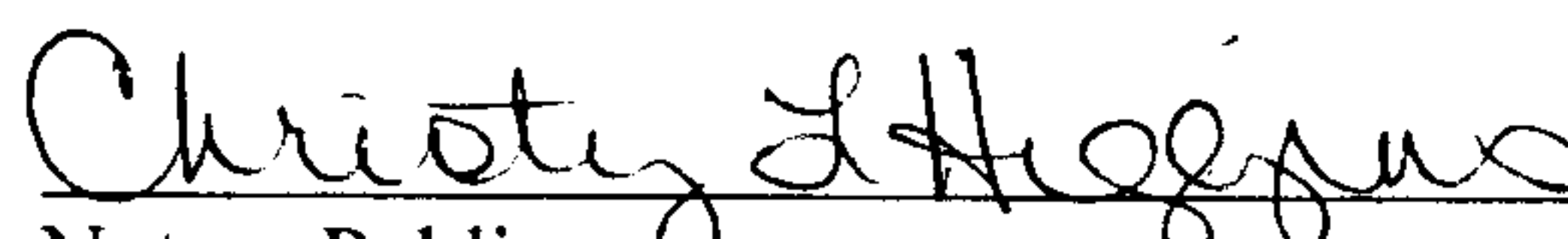
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3<sup>rd</sup> day of December, 2013.

  
Sanford D. Hatton, Jr. as Personal Representative of  
The Estate of Johnnie Mixon, Jr.

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sanford D. Hatton, Jr., 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, in his capacity as Personal Representatives of the Estate of Johnnie Mixon, Jr., Shelby County Probate Case No. PR 2011-000011, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3 day of December, 2013.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

My Commission Expires July 2 2016

Real Estate Sales Validation Form

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

Grantor's Name Sanford D. Hatton, Jr.  
Mailing Address P.O. Box 976  
Columbiana, AL. 35051

Grantee's Name: Roy Martin and Judith D. Martin  
Mailing Address: 783 10<sup>th</sup> Street  
Calera, AL. 35040

Property Address Lots 31 & 32, Block 129  
Calera, AL. 35040

Date of Sale: December 3, 2013  
Total Purchase Price: \$3,000.00

Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	_____

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 recording.

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 evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

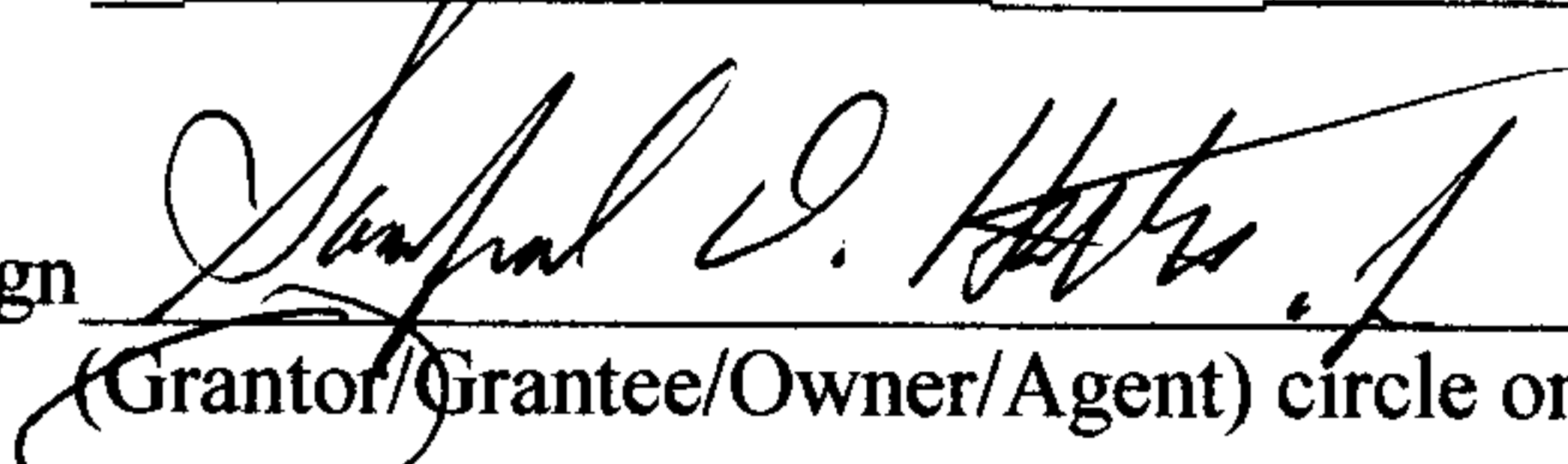
If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 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, Section 40-22-1 (h).

Date 12/3/13

Print Sanford D. Hatton, Jr.

☐ Unattested \_\_\_\_\_  
(verified by)

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

