

20150401000101960
04/01/2015 08:18:15 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Martin
4349 Village Green Way
Hoover, AL 35226

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eleven Thousand and No/100 Dollars (\$111,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Virginia E. Martin, an unmarried woman, Trustee under the Martin Trust dated May 19, 2010,** (herein referred to as **Grantor**), do hereby grant, sell, bargain and convey unto **Jeffrey Scott Martin and Laura J. Martin, (herein referred to as Grantees),** for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

UNIT 205, ACCORDING TO SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040316000134350, AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040701000364570, AND ARTICLES OF INCORPORATION OF STERLING OAKS OWNERS ASSOCIATION, INC. AS RECORDED IN EXHIBIT C OF THE DECLARATION OF CONDOMINIUM, AND THE BY-LAWS OF STERLING OAKS OWNERS ASSOCIATION AS RECORDED AS EXHIBIT D OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH AN UNDIVIDED 1/60 INTEREST IN THE COMMON ELEMENTS OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, AS SET OUT IN THE DECLARATION OF CONDOMINIUM AND ACCORDING TO THE SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, RECORDED IN MAP BOOK 33, PAGE 101 A THRU D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

105,450.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself as Trustee and for the heirs, successors, assigns, and each and every interested party in the Martin Trust dated May 19, 2010, covenant with the said Grantees, their heirs and assigns, that the trust is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that as Trustee, I have good right to sell and convey the same as aforesaid; that I will, and the heirs, executors, and administrators of the Martin Trust dated May 19, 2010 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, the said **Trustee** has hereunto set her hand and seal on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 6th day of March, 2015.

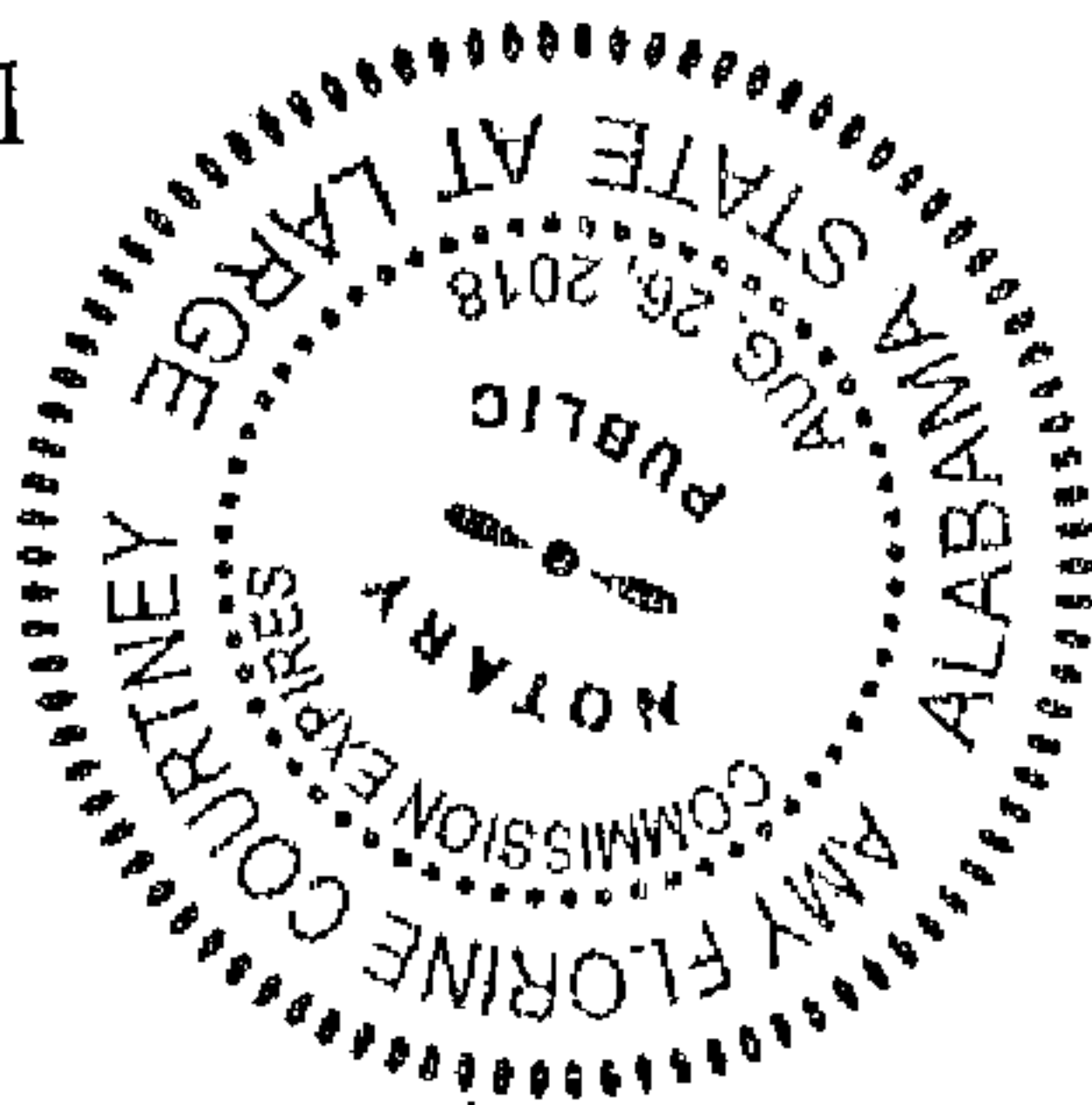
 (SEAL) *Trustee*
Virginia E. Martin, Trustee under the
Martin Trust dated May 19, 2010

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Virginia E. Martin**, whose name as Trustee is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily in his capacity as Trustee on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2015.

Notary Seal




Notary Public:

My commission expires: 8/26/18

Real Estate Sales Validation Form

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

Grantor's Name Martin Trust
 Mailing Address 4349 Village Green Way
Hoover, AL 35226

Grantee's Name Martin
 Mailing Address 4349 Village Green Way
Hoover, AL 35226

Property Address 205 Sterling Oaks Dr
Hoover, AL 35244

Date of Sale 3/6/15
 Total Purchase Price \$ 111,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/01/2015 08:18:15 AM
 \$26.00 CHERRY
 20150401000101960

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ 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 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 3/6/15

Print Amy Florine Courtney

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one