

This instrument prepared by:

Send tax notice to:
Charlotte J. Martin
2205 Highway 35
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of eighty-five thousand dollars (\$ 85,000.00) to the undersigned grantor Charlotte J. Martin, a married woman, and Brandy Lee Martin, an unmarried man, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Charlotte J. Martin and Brandy Lee Martin, as herein referred to as grantor, (whether one or more), grant bargain, sell and convey unto Charlotte J. Martin herein referred to as grantee (whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said quarter - quarter Section a distance of 72.82 feet; thence 75 degrees 30 minutes left and run in a Southwesterly direction a distance of 170.61 feet; thence 22 degrees, 29 minutes right and run in a Southwesterly direction, a distance of 644.69 feet; thence 0 degrees 44 minutes right in a Southwesterly direction along the Southeasterly right-of-way line of Fungo Hollow Road a distance of 208.62 feet to a point; thence an angle left of 6 degrees 37 minutes 15 seconds and run in a Southwesterly direction along said right-of-way a distance of 72.33 feet; thence an angle left of 95 degrees, 29 minutes and run in a Southeasterly direction a distance of 193.61 feet; thence an angle right of 90 degrees, 35 minutes and run in a Southwesterly direction a distance of 130.68 feet; thence an angle right of 88 degrees, 38 minutes, 25 seconds and run in a Northwesterly direction a distance of 202.28 feet; thence an angle right of 94 degrees 21 minutes 35 seconds and run in a Northeasterly direction a distance of 91.75 feet; thence an angle right of 1 degree, 54 minutes and run in a northeasterly direction a distance of 42.07 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Easements and restrictions of record.

The above-described property does not constitute the homestead of Charlotte J. Martin, one of the Grantors herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances and improvements unto said Grantee, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will and Grantors' heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 04/06/2015
State of Alabama
Deed Tax: \$85.00


20150406000108220 1/3 \$105.00
Shelby Cnty Judge of Probate, AL
04/06/2015 11:59:47 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the

3rd day of November 2014.

Charlotte J. Martin
Brandy L. Martin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charlotte Martin and Brandy Martin whose names are 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 instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of Nov. 2014.

Barbara D. Edwards
Notary Public
My commission expires: Aug 1, 2018


20150406000108220 2/3 \$105.00
Shelby Cnty Judge of Probate, AL
04/06/2015 11:59:47 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Brandy L. Martin
Mailing Address 2205 Hwy 35
Pelham, AL
35124

Grantee's Name Charlotte J. Martin
Mailing Address 2205 Hwy 35
Pelham, AL 35124

Property Address 1580 Hwy. 35
Pelham, AL
35124

Date of Sale 11/3/14
Total Purchase Price \$ 85,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20150406000108220 3/3 \$105.00
Shelby Cnty Judge of Probate, AL
04/06/2015 11:59:47 AM FILED/CERT

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 4-6-15

Print Charlotte J. Martin

☐ Unattested
(verified by)

Sign Charlotte J. Martin
(Grantor/Grantee/Owner/Agent) circle one