

Send tax notice to:

CHRISTOPHER ALLEN MARTIN and MELISSA ANN MARTIN
1124 HIGHLAND LAKES CIR
BIRMINGHAM, AL 35242


20150909000313790 1/3 \$90.00
Shelby Cnty Judge of Probate, AL
09/09/2015 07:56:24 AM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Six Hundred Thirty-Five Thousand and 00/100 (\$635,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **JOAN M. ALLINDER, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **CHRISTOPHER ALLEN MARTIN and MELISSA ANN MARTIN**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

A PORTION OF LOT 141, ACCORDING TO THE MAP OF HIGHLAND LAKES, 1ST SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 142, HIGHLAND LAKES, 1ST SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING ALSO THE NORTHEAST CORNER OF LOT 141 ALONG THE EASTERLY RIGHT OF WAY OF HIGHLAND LAKES CIRCLE; BEING THE POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY ALONG THE RIGHT OF WAY OF HIGHLAND LAKES CIRCLE BEING A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 305.00 FEET AND A CENTRAL ANGLE OF 9 DEGREES 23 MINUTES 34 SECONDS; THENCE RUN ALONG THE ARC OF SAID CURVE 50.00 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE RIGHT OF 122 DEGREES 29 MINUTES 44 SECONDS FROM THE CHORD 194.88 FEET; THENCE NORTHERLY WITH AN INTERIOR ANGLE RIGHT OF 16 DEGREES 56 MINUTES 33 SECONDS, 206.80 FEET ALONG THE EASTERLY LOT LINE OF LOT 141; THENCE AN INTERIOR ANGLE RIGHT OF 125 DEGREES 51 MINUTES 32 SECONDS, 30.00 FEET TO THE POINT OF BEGINNING.

ALSO:

LOT 142, ACCORDING TO THE MAP OF HIGHLAND LAKES, 1ST SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 1ST SECTOR, RECORDED AS INSTRUMENT NO. 1994-07112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

\$565,150.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

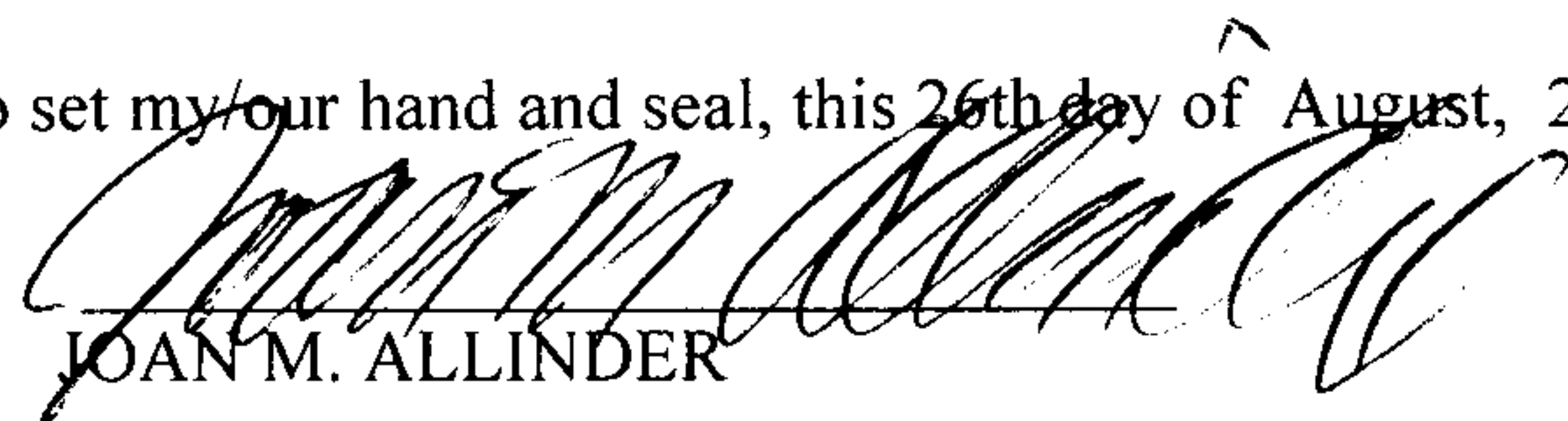
Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

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

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 26th day of August, 2015.


JOAN M. ALLINDER

Shelby County, AL 09/09/2015
State of Alabama
Deed Tax: \$70.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JOAN M. ALLINDER is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2015.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243




20150909000313790 2/3 \$90.00
Shelby Cnty Judge of Probate, AL
09/09/2015 07:56:24 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 JOAN M. ALLINDER

Grantee's Name CHRISTOPHER ALLEN MARTIN

Mailing Address: 2222 Lake Heather Circle
Birmingham
AL 35242

Mailing Address: 1124 HIGHLAND LAKES CIR
BIRMINGHAM, AL 35242

Property Address 1124 HIGHLAND LAKES CIR
BIRMINGHAM, AL 35242

Date of Sale: August 26, 2015

Total Purchaser Price \$635000.00

or

Actual Value \$ _____

or

Assessor's 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)

____ Bill of Sale

____ Appraisal

____ Sales Contract

____ Other _____

 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

8/26/15

____ Unattested

(verified by)

Print

JOAN M. ALLINDER

Sign

JOAN M. ALLINDER

(Grantor/Grantee/Owner/Agent) circle one

