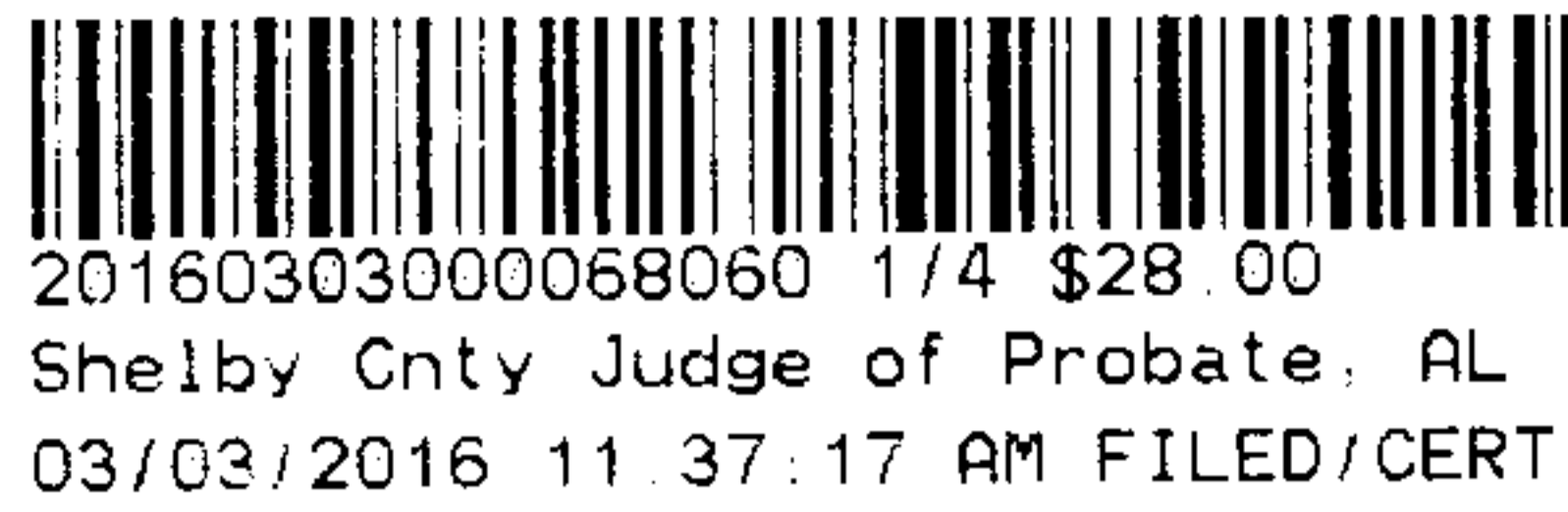


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**



Send Tax Notice to:  
**Maria Martinez**  
PO BOX 404  
Saginaw AL 35137

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Oscar Martinez, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Maria Ofelia Martinez (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Lot 3, according to the Survey of Broad Oaks Subdivision as recorded in Map Book 45, Page 72, Probate Office, Shelby County, Alabama.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 25 day of Feb, 2016.

**Oscar Martinez**

Shelby County, AL 03/03/2016  
State of Alabama  
Deed Tax: \$5.00

**STATE OF** CA  
**COUNTY OF** ORANGE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

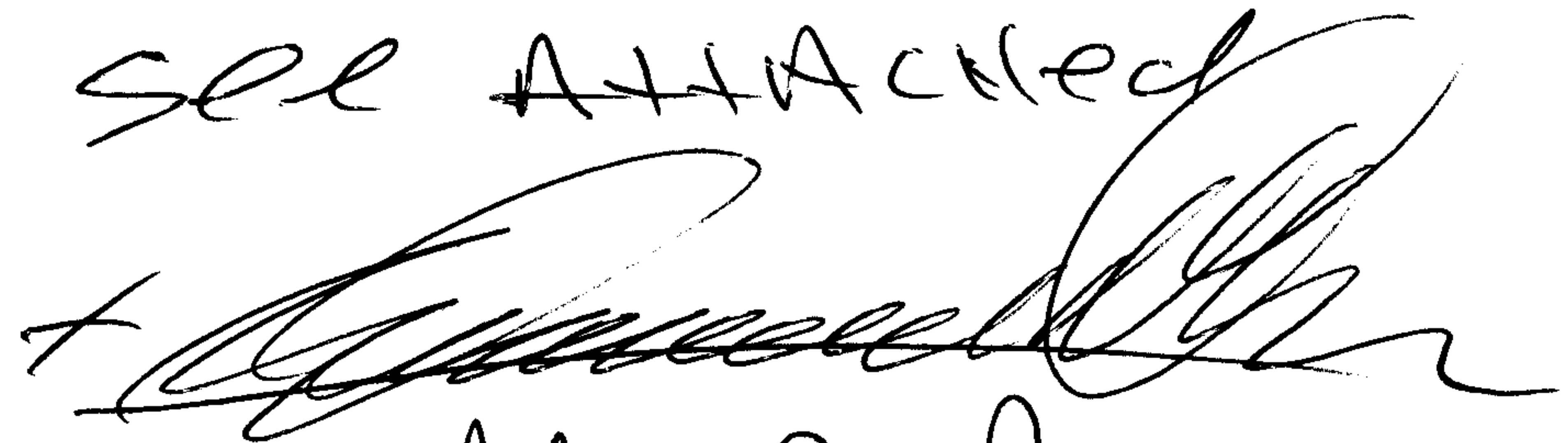
**Oscar Martinez**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016

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



20160303000068060 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/03/2016 11:37:17 AM FILED/CERT

see Attached  
  
NOTARY PUBLIC

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



20160303000068060 3/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/03/2016 11:37:17 AM FILED/CERT

State of California

County of ORANGE

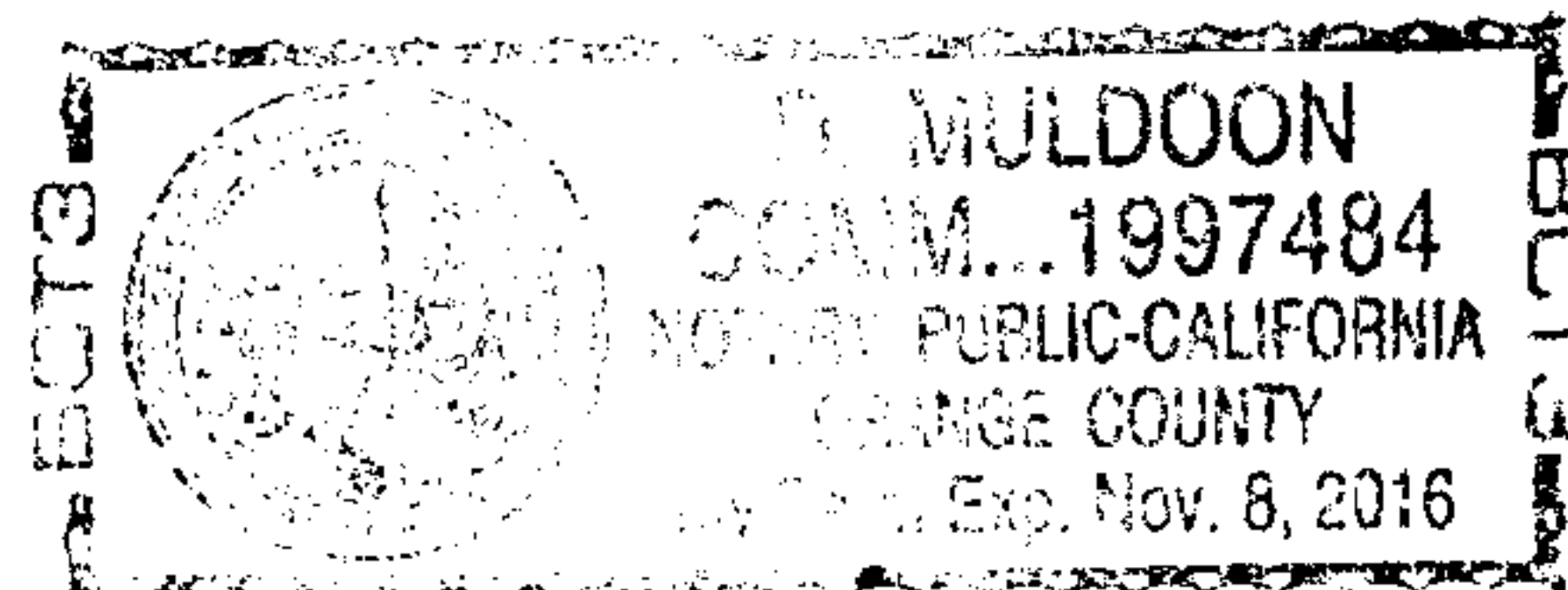
On 02/25/2016 before me, D. Muldoon Notary Public  
(insert name and title of the officer)

personally appeared OSCAR MARTINEZ,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



**Real Estate Sales Validation Form**

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

Grantor's Name Oscar Martinez Grantee's Name Maria Martinez  
Mailing Address 11066 Malano Ave Mailing Address PO BOX 404  
Norwalk CA Saginaw AL 35137  
90650

Property Address Hwy 22 Date of Sale 2-25-16  
Calera AL 35010 Total Purchase Price \$ 5000.00  
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)

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 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 \_\_\_\_\_

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

Print Mike T. Atchison

Sign Mike T. Atchison  
(Grantor/Grantee/Owner/Agent) circle one