

This Instrument was Prepared by:

Send Tax Notice To: Kelly Rochester

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Box 147
Westover, AL 35185

File No.: MV-16-23176

WARRANTY DEED



20160930000357880 1/2 \$63.00
Shelby Cnty Judge of Probate: AL
09/30/2016 10:08:11 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brenda Lynn Patmalnee Martin and Robert A. Martin, Jr., whose mailing address is AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kelly Rochester, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **Westover, AL**; to wit;

PARCEL 1, situated in the NW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the NE corner of above said 1/4-1/4, said point being the POINT OF BEGINNING; thence South 00 degrees 19 minutes 00 seconds West, a distance of 1072.80 feet to a point on the northwesterly R.O.W. line of Old Highway 280, 80' R.O.W.; thence South 61 degrees 46 minutes 34 seconds West and along said R.O.W. line, a distance of 13.66 feet; thence North 00 degrees 19 minutes 00 seconds East and leaving said R.O.W. line, a distance of 363.11 feet; thence South 77 degrees 07 minutes 00 seconds West, a distance of 189.09 feet; thence North 10 degrees 00 minutes 00 seconds West, a distance of 770.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 334.00 feet to the POINT OF BEGINNING.

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

The other Grantee in that certain deed recorded in Instrument #20061113000555350, Office of the Judge of Probate, Shelby County, Alabama, Robert A. Martin, Jr., is deceased having died on or about 8 Sept 2015.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of September, 2016.

Brenda Lynn Patmalnee Martin
Brenda Lynn Patmalnee Martin

Shelby County, AL 09/30/2016
State of Alabama
Deed Tax: \$45.00

State of Alabama

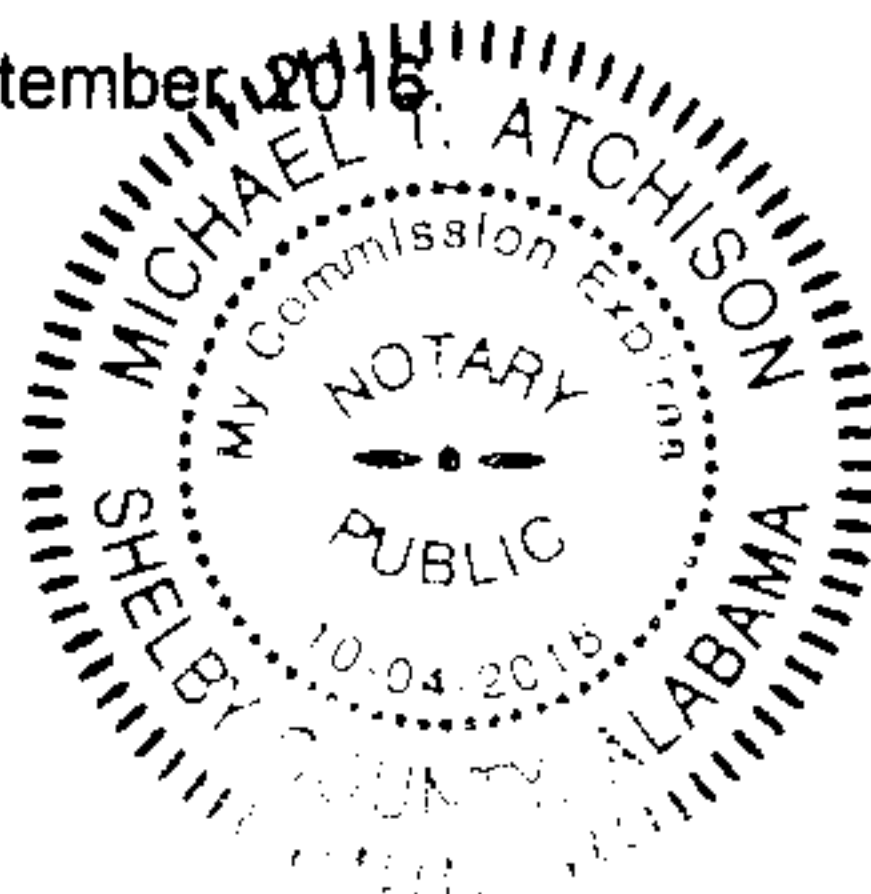
County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Brenda Lynn Patmalnee Martin, whose name(s) 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 the 21st day of September, 2016

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 10-4-16



Real Estate Sales Validation Form

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

Grantor's Name Brenda Lynn Patmalnee Martin
Mailing Address 327 Conner Dr
AL Monroe Ohio
45050
Property Address Acorage
Westover, AL

Grantee's Name Kelly Rochester
Mailing Address Box 147
AL Westover AL 35185
Date of Sale September 21, 2016
Total Purchase Price \$45,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 of 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 September 21, 2016

Print Brenda Lynn Patmalnee Martin

Unattested

(verified by)

Sign Brenda Lynn Patmalnee Martin
(Grantor/Grantee/Owner/Agent) circle one

20160930000357880 2/2 \$63.00
Shelby Cnty Judge of Probate, AL
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Form RT-1