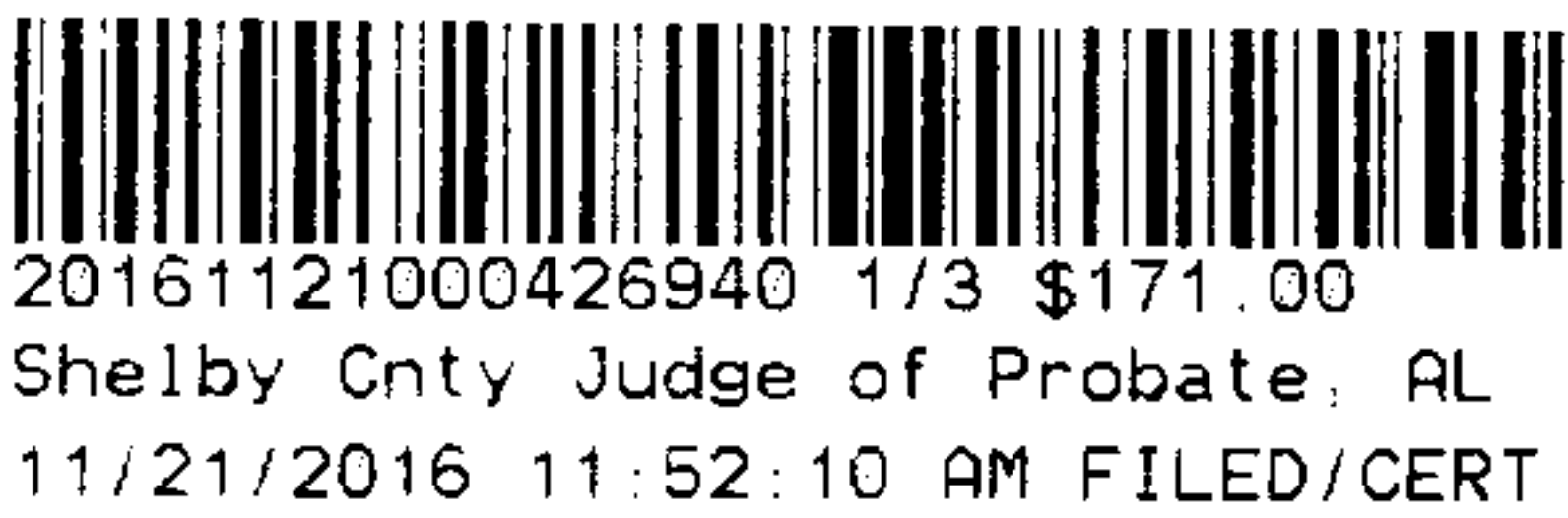


HIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Greg Sazera
100 North Yeager Court
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Thousand and No/100 Dollars (\$300,000.00) and other good and valuable consideration, to the undersigned Roy L. Martin, a married man (herein referred to as “Grantor”), in hand paid by Greg Sazera (herein referred to as “Grantee”), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, his heirs and assigns, the following described real estate, situated in Shelby County, Alabama (the “Premises”), to-wit:

Lot 1-A, according to a Resurvey of Lot 1, Yeager Commercial Park North, as recorded in Map Book 24, at Page 8, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of Way granted to Alabama Power Company by instrument recorded in Volume 141, Page 596, in the Probate Office of Shelby County, Alabama; (3) Easements as shown by recorded map; (4) Consent to Removal of Personal Property as recorded in Inst. No. 2000-36054, in the Probate Office of Shelby County, Alabama.

\$150,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns, forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 17th
day of November, 2016.


WITNESS:

Lorine S. Cantrell

Roy L. Martin

Roy L. Martin

STATE OF ALABAMA)
COUNTY OF SHELBY)

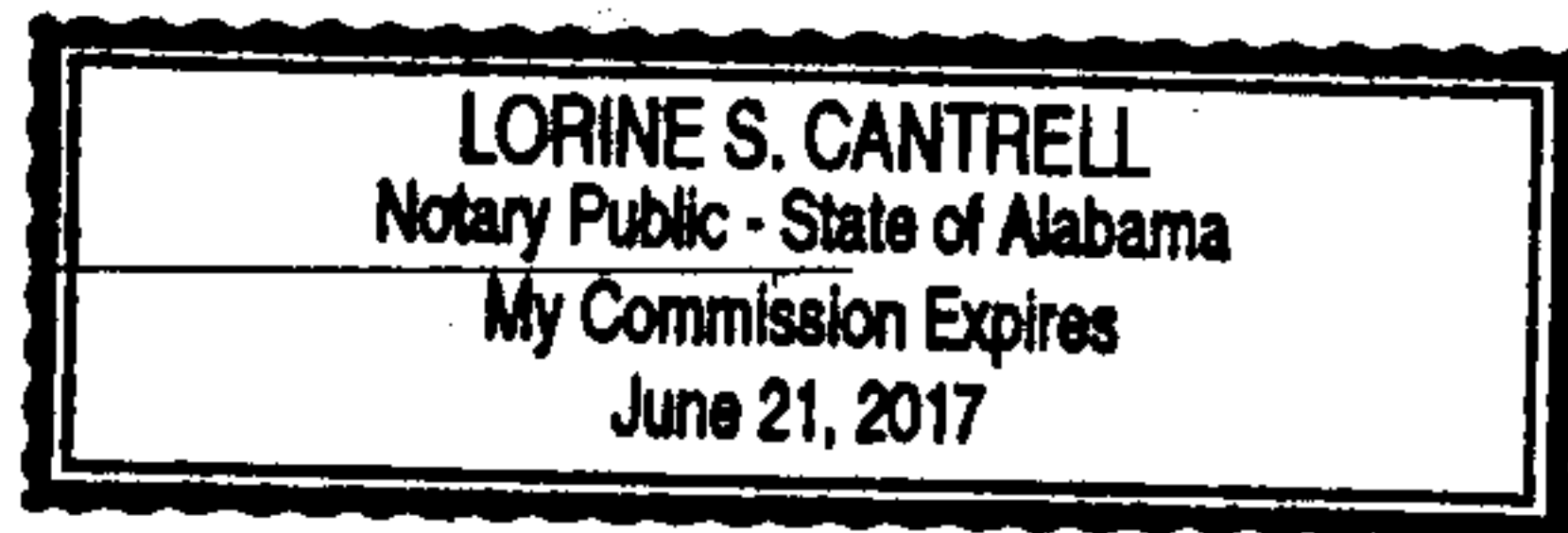

20161121000426940 2/3 \$171.00
Shelby Cnty Judge of Probate, AL
11/21/2016 11:52:10 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, a married man, 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 seal this 17th day of November, 2016.

Lorine S. Cantrell
Notary Public

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Roy L. Martin
Mailing Address 1960 Suite A Highway 33
Pelham, AL

Grantee's Name Greg Sazera
Mailing Address 100 North Yeager Court
Pelham, AL 35124


Property Address 100 North Yeager Court
Pelham, AL 35124

Date of Sale November 17, 2016
Total Purchase Price \$ 300,000.00
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


20161121000426940 3/3 \$171.00
Shelby Cnty Judge of Probate, AL
11/21/2016 11:52:10 AM FILED/CERT

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 11/17/2016

Print Roy L. Martin

☐ Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1