

This Instrument was Prepared by:

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

File No.: S-17-23677

Send Tax Notice To: Jose Louise Martinez
Jose De Jesus Martinez

P.O. Box 404
Saginaw, AL 35137

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, 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, **James D. Glass**, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jose Luis Martinez and Jose De Jesus Martinez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$72,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the 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, 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 March, 2017.


James D. Glass


20170324000100210 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
03/24/2017 03:58:32 PM FILED/CERT

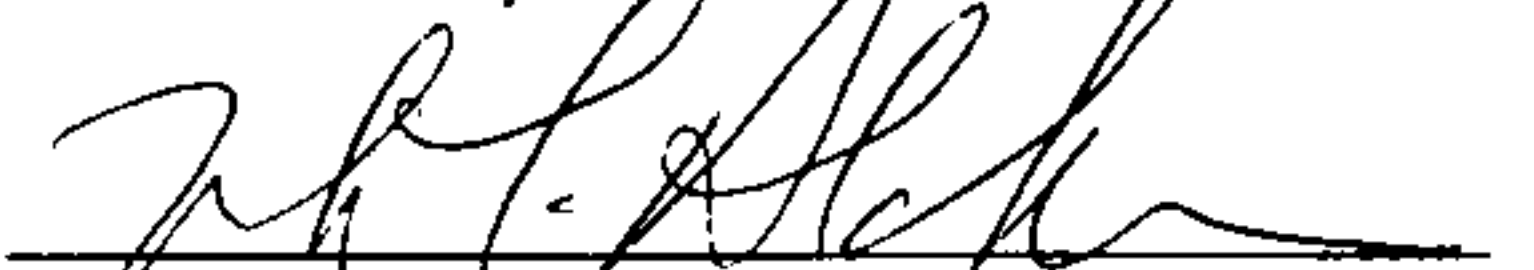
Shelby County, AL 03/24/2017
State of Alabama
Deed Tax \$3.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James D. Glass, 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 March, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

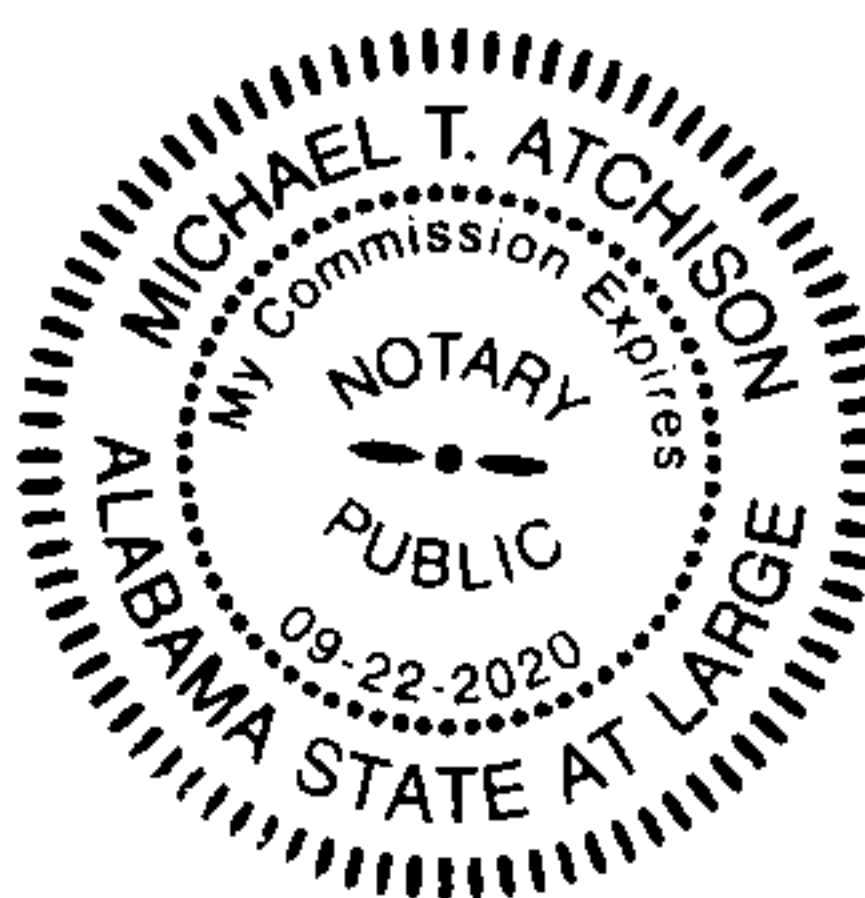


EXHIBIT "A"
LEGAL DESCRIPTION

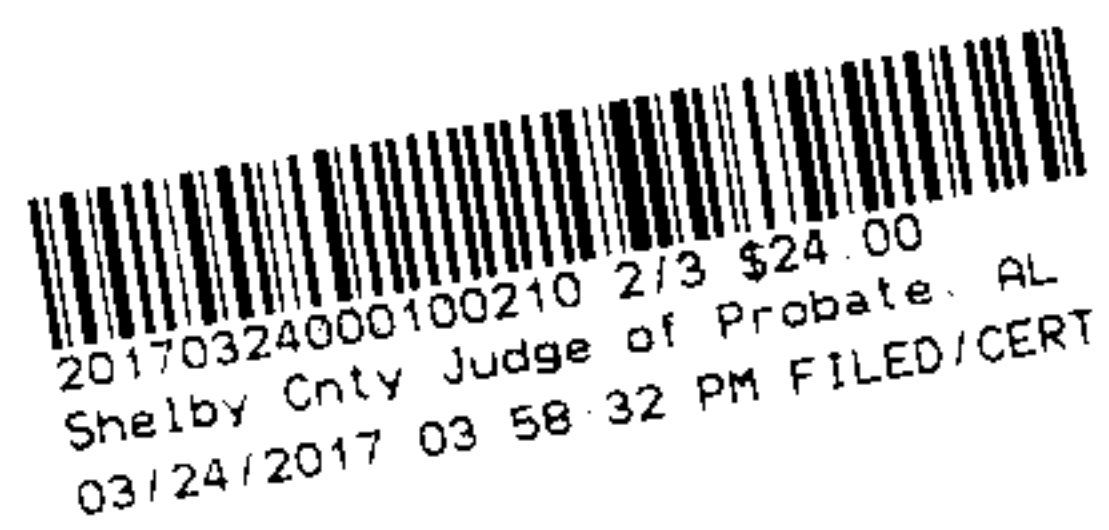
PARCEL 2:

Commence at a found concrete monument that represents the Northwest corner of Section 15, Township 22 South, Range 2 West, Shelby County, Alabama and run thence South 02 degrees 05 minutes 13 seconds West along the West line of said Section a distance of 1,931.67 feet to a set rebar corner and the point of beginning of the property being described; thence continue last described course along said West line of said Section 15 a distance of 611.83 feet to a found capped iron corner; thence run South 89 degrees 34 minutes 22 seconds East a distance of 957.27 feet to a set rebar corner on the Westerly line of Interstate Highway No. 65; thence run North 07 degrees 15 minutes 48 seconds West along said right of way of said I-65 a distance of 616.17 feet to a set rebar corner; thence run North 90 degrees 30 minutes 30 seconds West a distance of 857.58 feet to the point of beginning.

PARCEL 3:

Commence at a found concrete monument that represents the Northwest corner of Section 15, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence South 02 degrees 05 minutes 13 seconds West along the West line of said Section a distance of 2,543.50 feet to a found capped rebar corner and the point of beginning of the property being described; thence run North 89 degrees 34 minutes 22 seconds West a distance of 945.09 feet to a set rebar corner on the Easterly margin of Whippoorwill Lane; thence run North 77 degrees 54 minutes 46 seconds West along said margin of said street a distance of 296.88 feet to a set rebar corner; thence run South 89 degrees 34 minutes 22 seconds East a distance of 1,257.53 feet to a set rebar corner; thence run South 02 degrees 02 minutes 29 seconds West a distance of 60.02 feet to the point of beginning.

According to survey of Steven M. Allen, RLS #12948, dated December 13, 2001,



Real Estate Sales Validation Form

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

Grantor's Name	James D. Glass	Grantee's Name	Jose Luis Martinez
Mailing Address	<u>4264 Hwy 31</u> <u>Calera AL 35040</u>	Mailing Address	<u>Jose De Jesus Martinez</u> <u>P.O. Box 404</u> <u>Saginaw AL 35137</u>
Property Address	<u>0 Whippoorwil Lane</u> <u>Calera, AL 35040</u> <u>Approx</u>	Date of Sale	<u>March 21, 2017</u>
		Total Purchase Price	<u>\$75,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 March 21, 2017

Print James D. Glass

Unattested

Sign James D. Glass
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20170324000100210 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
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Form RT-1