

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Nicholas Adam Santiago
4907 Altadena South Dr
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20170816000296670
08/16/2017 12:42:38 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty Thousand And No/100 Dollars (\$180,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Deborah T. Martin, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nicholas Adam Santiago (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1, Block 1, according to the Survey of the Amended Map of Awtrey & Scott's Addition to Altadena South as recorded in Map Book 5, Page 123 in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

NOTE: Deborah T Martin is one and the same as Deborah Tucker, grantee of that certain Quit Claim Deed recorded in instrument #20071116000526410.

Subject property is not the homestead of the grantor nor her spouse.

Subject to a third party mortgage in the amount of \$176,739.00 executed and recorded simultaneously herewith.

Subject to a third party mortgage in the amount of \$5,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 11, 2017.


Deborah T. Martin

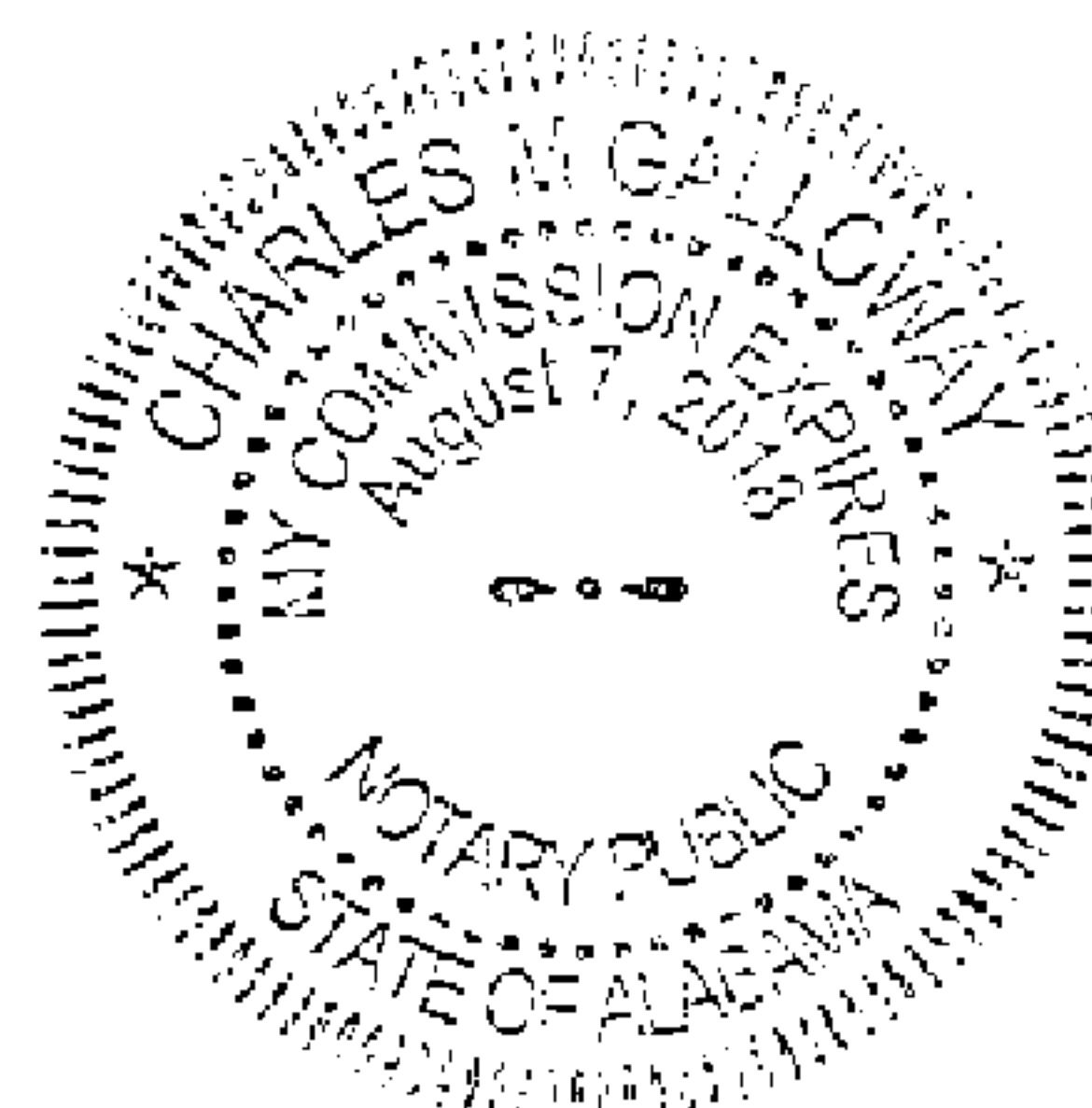
STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Deborah T. 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 on 08/11/2017

Notary Public
My commission expires.

8-7-2018



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Deborah T. Martin	Grantee's Name	Nicholas Adam Santiago
Mailing Address	4907 Altadena South Dr Birmingham, AL 35244	Mailing Address	4907 Altadena South Dr Birmingham, AL 35244

Property Address	4907 Altadena South Dr Birmingham, AL 35244	Date of Sale	August 11, 2017
		Total Purchase Price	\$180,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input 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 - Deborah T. Martin, . .

Grantee's name and mailing address - Nicholas Adam Santiago, . .

Property address - 4907 Altadena South Dr, Birmingham, AL 35244

Date of Sale - August 11, 2017.

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.

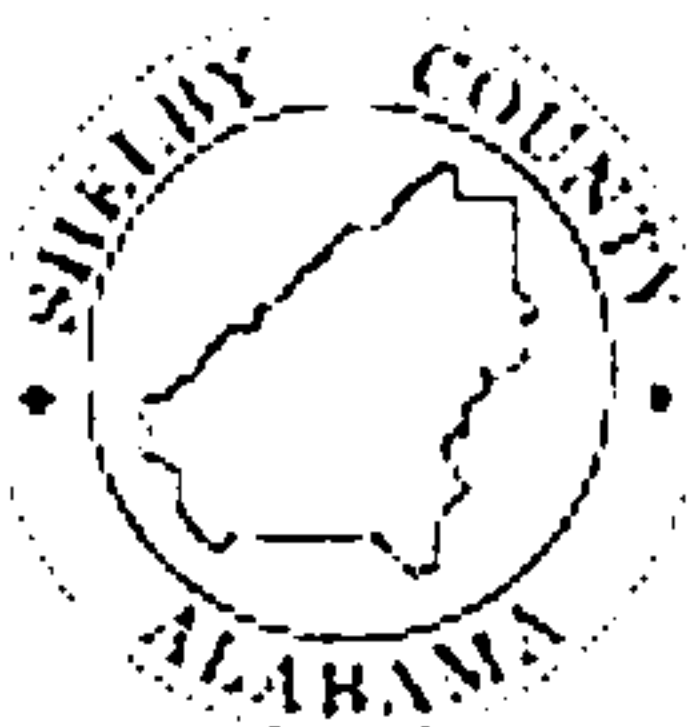
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: August 11, 2017

Sign _____ Agent _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/16/2017 12:42:38 PM
\$19.00 CHERRY
20170816000296670

James W. Fuhrmeister