

This instrument prepared by:  
Rosalie Doggett  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Jonathan Michael Martin and Katherine R.  
Martin  
918 Davenry Trail  
Calera, AL 35040

**WARRANTY DEED**



20171025000386830 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/25/2017 10:56:10 AM FILED/CERT

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Six Thousand And No/100 Dollars (\$138,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Michael Randall Walker and Jaclyn Dugan Walker, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jonathan Michael Martin and Katherine R. Martin (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 39, according to the Survey of Davenry, Sector II, Phase II, as recorded in Map Book 29, Page 32 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.

Subject to a third party mortgage in the amount of \$137,373.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is 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 Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 20, 2017.

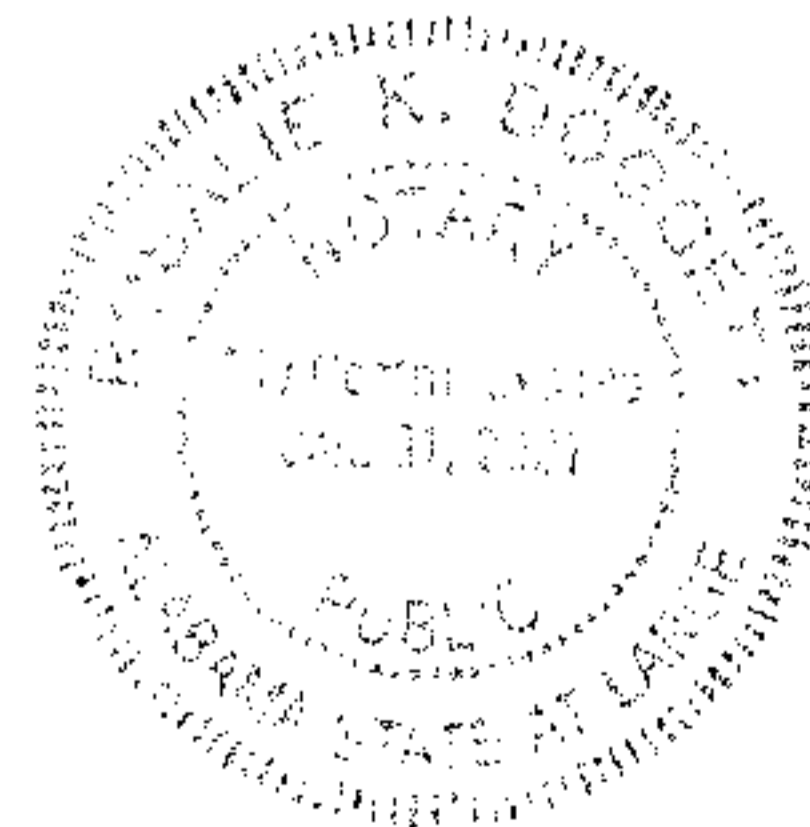
Michael Randall Walker

STATE OF Alabama  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Michael Randall Walker whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 20th day of October, 2017 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 10/20/2017

Notary Public  
My commission expires: 1/31/21



Jaclyn Dugan Walker  
Jaclyn Dugan Walker



20171025000386830 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/25/2017 10:56:10 AM FILED/CERT

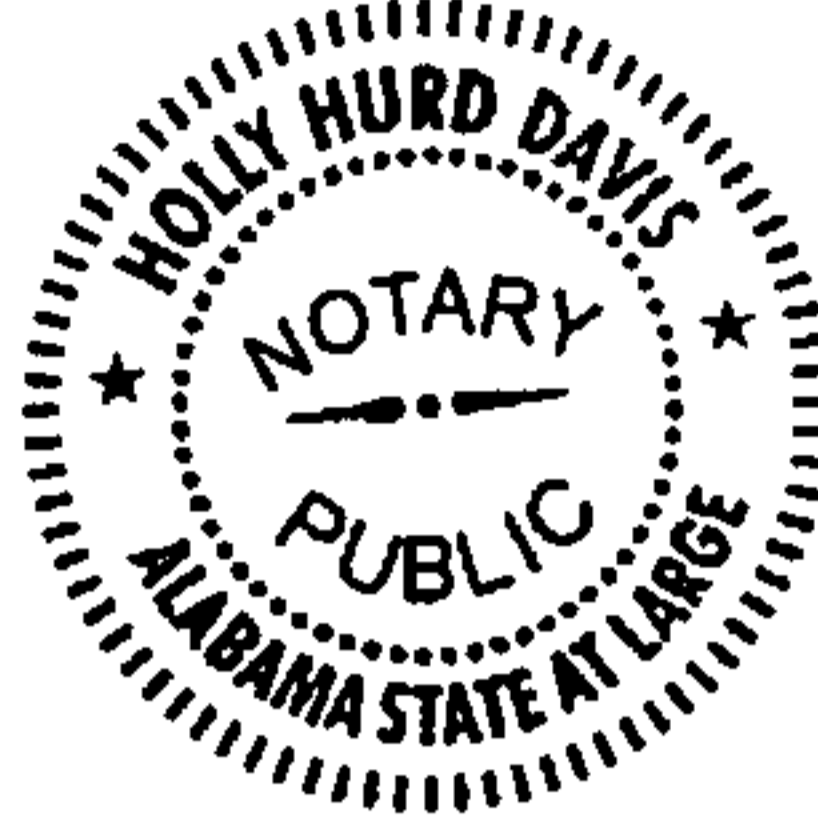
STATE OF Alabama  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jaclyn Dugan Walker whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 20th day of October, 2017 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 10/20/2017

Holly Hurd Davis  
Notary Public  
My commission expires:

My Commission Expires 04/20/2020



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

<b>Grantor's Name</b>	Michael Randall Walker	<b>Grantee's Name</b>	Jonathan Michael Martin and Katherine R. Martin
<b>Mailing Address</b>	100 Mcdanal Drive Pell City, AL 35128	<b>Mailing Address</b>	916 Daventry Trail Calera, AL 35040
<b>Property Address</b>	916 Daventry Trail Calera, AL 35040	<b>Date of Sale</b>	October 20, 2017
		<b>Total Purchase Price</b>	\$138,000.00
		or <b>Actual Value</b>	\$ _____
		or <b>Assessor's Market Value</b>	\$ _____

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** - Michael Randall Walker, 100 Mcdanal Drive, Pell City, AL 35128.

**Grantee's name and mailing address** - Jonathan Michael Martin and Katherine R. Martin, 916 Daventry Trail, Calera, AL 35040.

**Property address** - 916 Daventry Trail, Calera, AL 35040

**Date of Sale** - October 20, 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.

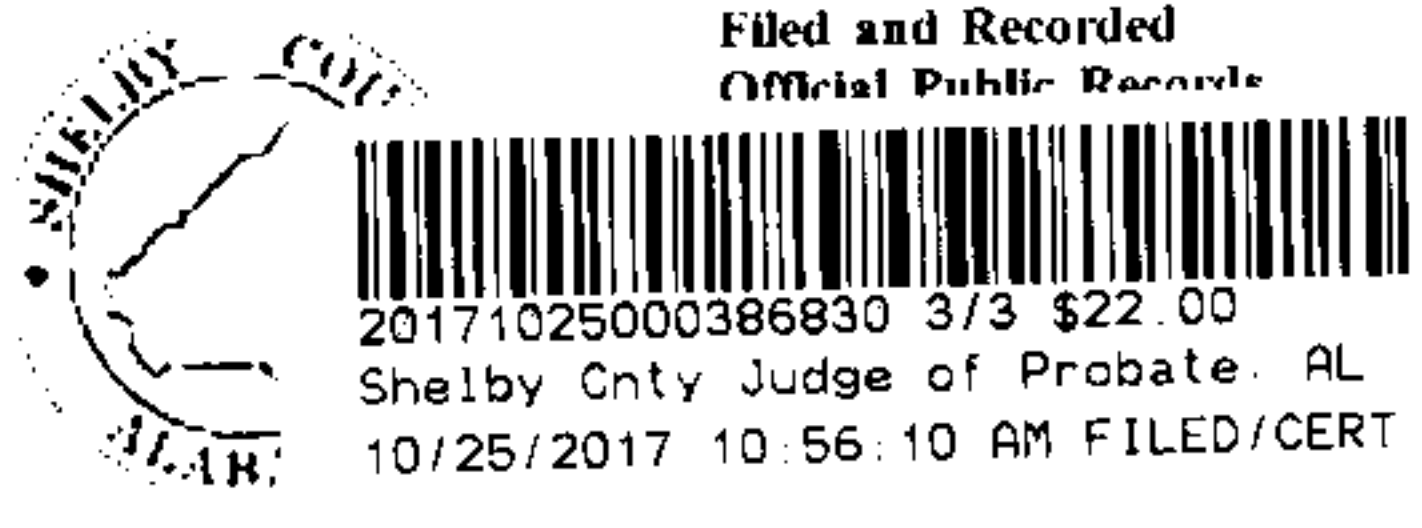
**Actual Value** - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: October 20, 2017

Sign \_\_\_\_\_  
 Agent



Probate Judge,  
 \_\_\_\_\_