

Prepared by:  
Chesley P. Payne  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20174182

Send Tax Notice To:  
J. Orestes Hernandez Sara Hernandez  
Maria Diaz  
9810 Highway 31  
Calera, AL 35040

**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Ronald E. Martin, an unmarried man** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **J. Orestes Hernandez, Sara Hernandez, and Maria Diaz** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference.

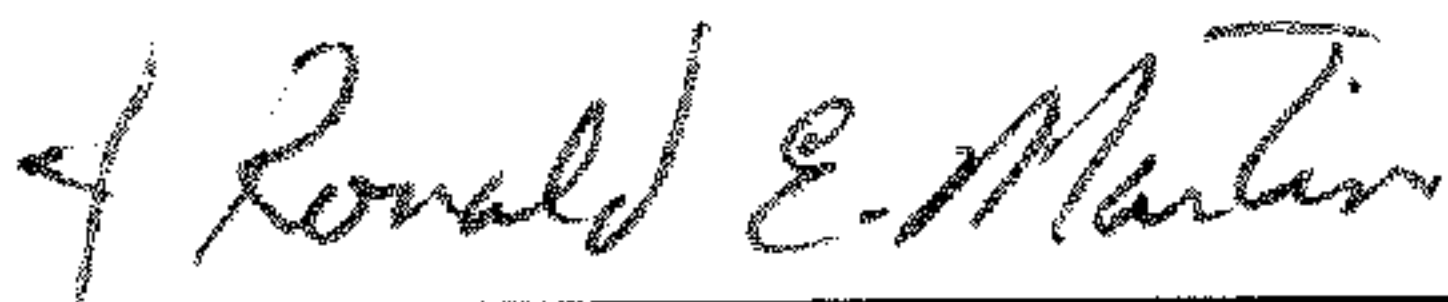
**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$96,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), upon the death of any one of the said Grantees the entire interest in said property shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving Grantees herein named, but if neither Grantee named survives the other or others, such as in the case of death in a common accident, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this the 21st day of December, 2017.



Ronald E. Martin

**State of Alabama**  
**County of Jefferson**

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Ronald E. Martin 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 for and as his act on the day the same bears date.

Given under my hand and official seal this the 21st day of December, 2017.

  
Notary Public: Chesley P. Payne  
My Commission Expires: July 31, 2019

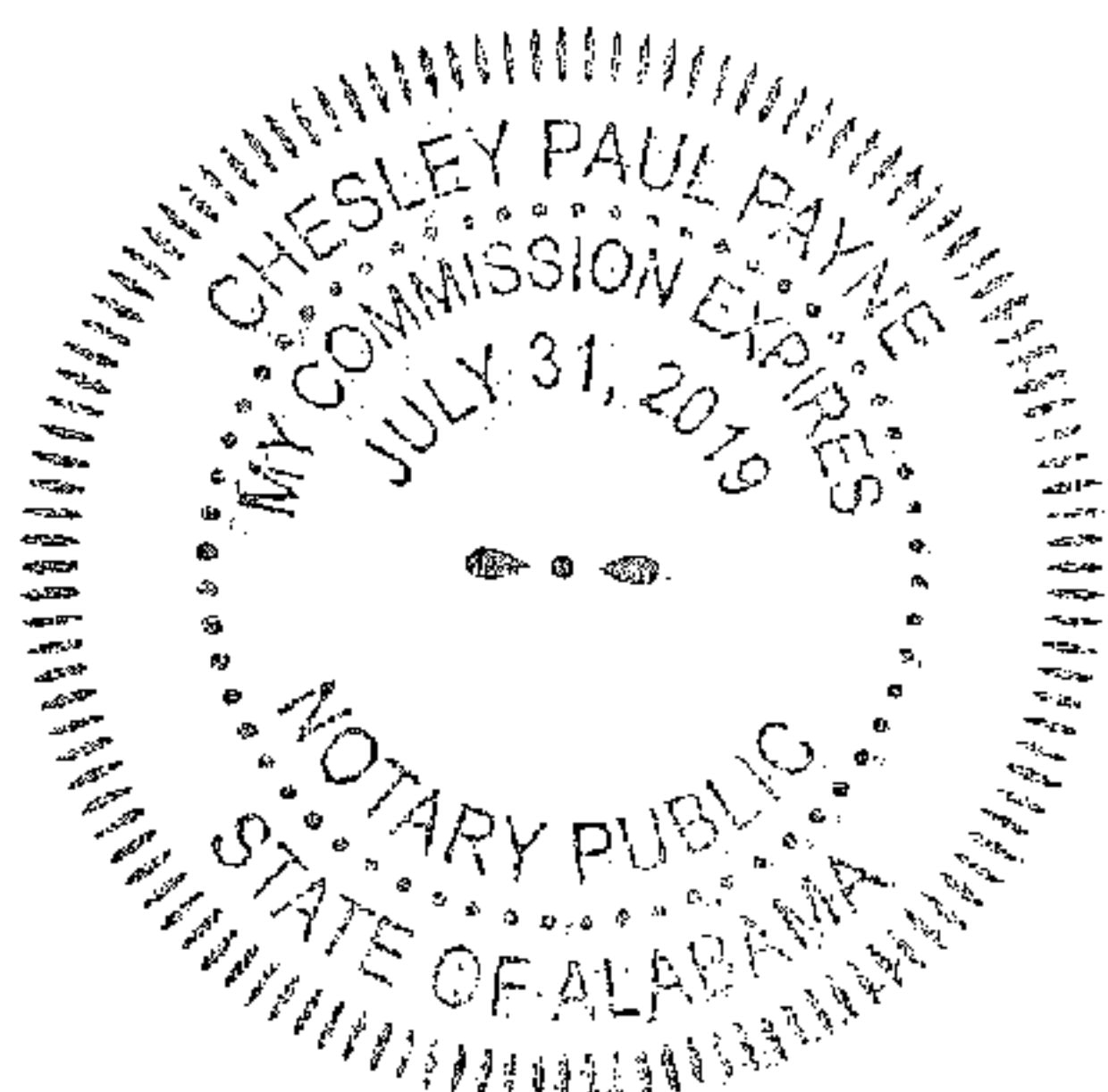


EXHIBIT "A"

A parcel of land lying and being situated in the NE 1/4 of the NW 1/4 of Section 11, Township 24, Range 13 East, being more particularly described as: Commencing at the SE corner of the NW 1/4 of the NW 1/4 of Section 11, Township 24, Range 13 East, and run thence North along the East boundary of said 1/4-1/4 section 209 feet to the Point of Beginning of the land herein described; thence continue North along said East boundary of said 1/4-1/4 section 209 feet, more or less, to the SW corner of the Catherine Elizabeth Jones Broadhead lot; thence East along the South boundary of said lot 310 feet, more or less, to a point on the West right of way line of U.S. Highway 31; thence South along said right of way 220 feet, more or less, to a point due East of the Point of Beginning; thence West 310 feet, more or less, to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Ronald E. Martin	Grantee's Name	J. Orestes Hernandez Sara Hernandez Maria Diaz
Mailing Address		Mailing Address	9810 Highway 31 Calera, AL 35040
Property Address	9810 Highway 31 Calera, AL 35040	Date of Sale	December 21, 2017
		Total Purchase Price	\$120,000.00
		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 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.

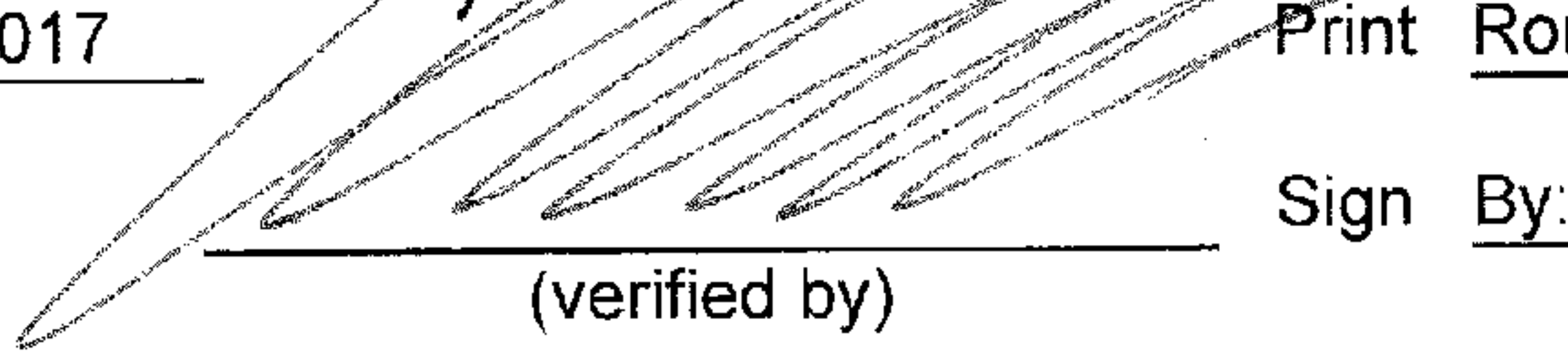

Date of Sale - the date on which interest to the property was conveyed.

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	December 21, 2017	Print	Ronald E. Martin
Unattested		Sign By:	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one Ronald E. Martin



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/27/2017 08:53:48 AM  
\$45.00 JESSICA  
20171227000458360