

This conveyance prepared without the benefit of title insurance. Attorney makes no representations as to the title of this property.

Send Tax Notice To:
Herbert A. Martin
2151 20th Street
Calera, Alabama 35040

This instrument was prepared by:
Wm. Randall May
Moses & Moses, PC
300 Cahaba Park Circle, Suite 100
Birmingham, AL 35242


20180302000067860 1/3 \$90.00
Shelby Cnty Judge of Probate, AL
03/02/2018 10:58:37 AM FILED/CERT

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

THAT IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **OLGA GATEWOOD MARTIN**, a single woman, herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **HERBERT A. MARTIN** (herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lots #13 and #14 in Block 252, all of said property being in the J. H. Dunston's survey of the Town of Calera, Alabama.

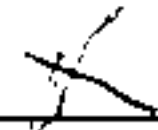
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

The above property being conveyed is not the homestead of Grantor.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of February, 2018.



Olga Gatewood Martin

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Olga Gatewood 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 23rd day of February, 2018.



Notary Public
My commission expires: April 3, 2019

NOTARY PUBLIC
JANICE C. STONE
ALABAMA, STATE AT LARGE
My Commission Expires April 3, 2019


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Real Estate Sales Validation Form

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

Grantor's Name Olga Gatewood Martin
Mailing Address 2821 20th Street
Calera, Alabama
35040

Grantee's Name Herbert A. Martin
Mailing Address 2151 20th Street
Calera, Alabama
35040

Property Address 2151 20th Street
Calera, Alabama
35040

Date of Sale February 23, 2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 68,800

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 Assessor's Market value

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 02/23/2018

Print _____

☐ Unattested
☒ (verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

