

Prepared by:  
Michael D. Brymer  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20184445

Send Tax Notice To:  
Kristopher D. Lovvorn  
4804 Keith Dr.  
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **Two Hundred Fifty Three Thousand Seven Hundred Dollars and No Cents (\$253,700.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Zachary Ross Martin and Anna Martin** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Kristopher D. Lovvorn** (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 and made a part hereof as if set forth herein for the complete legal description of the property being conveyed.

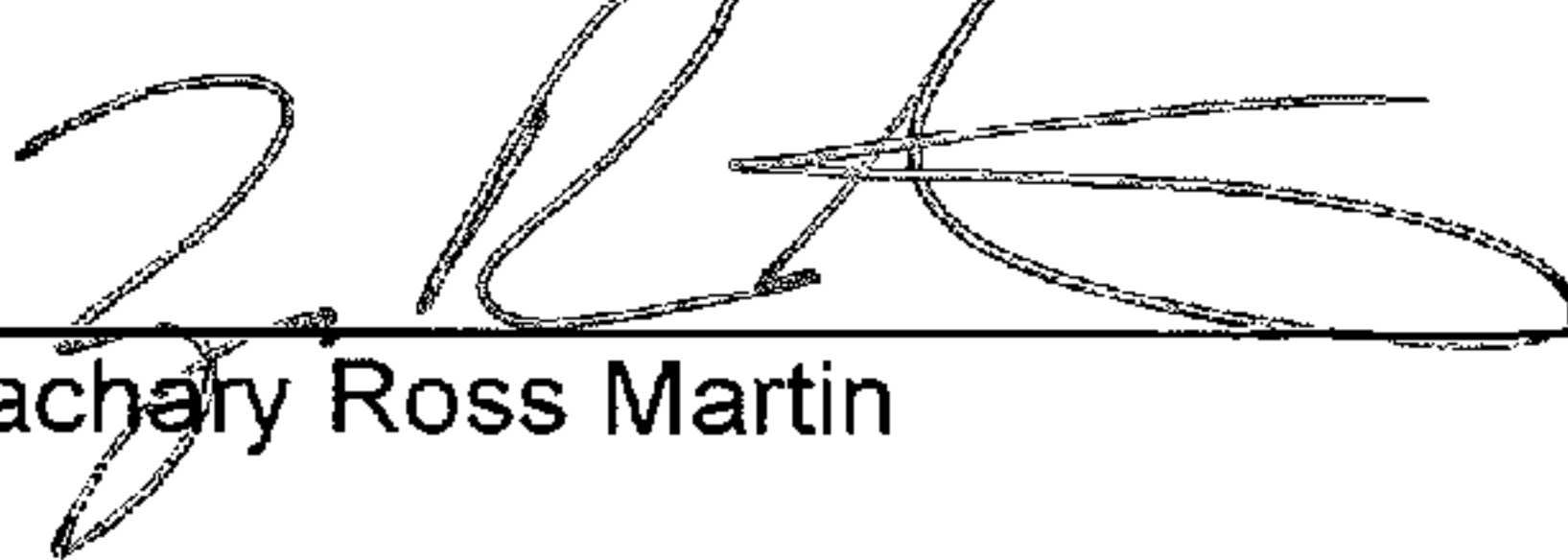
**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

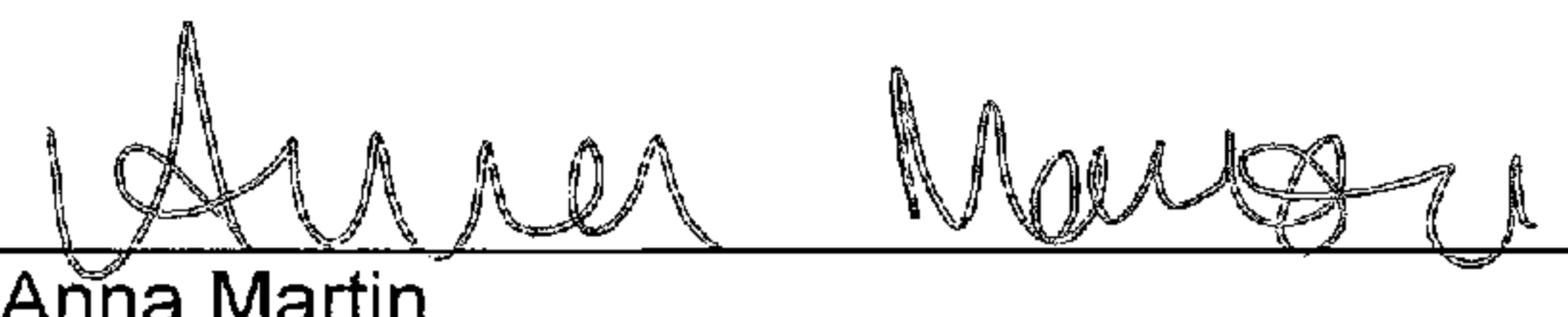
**Note:** \$249,104.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, To the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his 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 GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals , this 15th day of June, 2018.

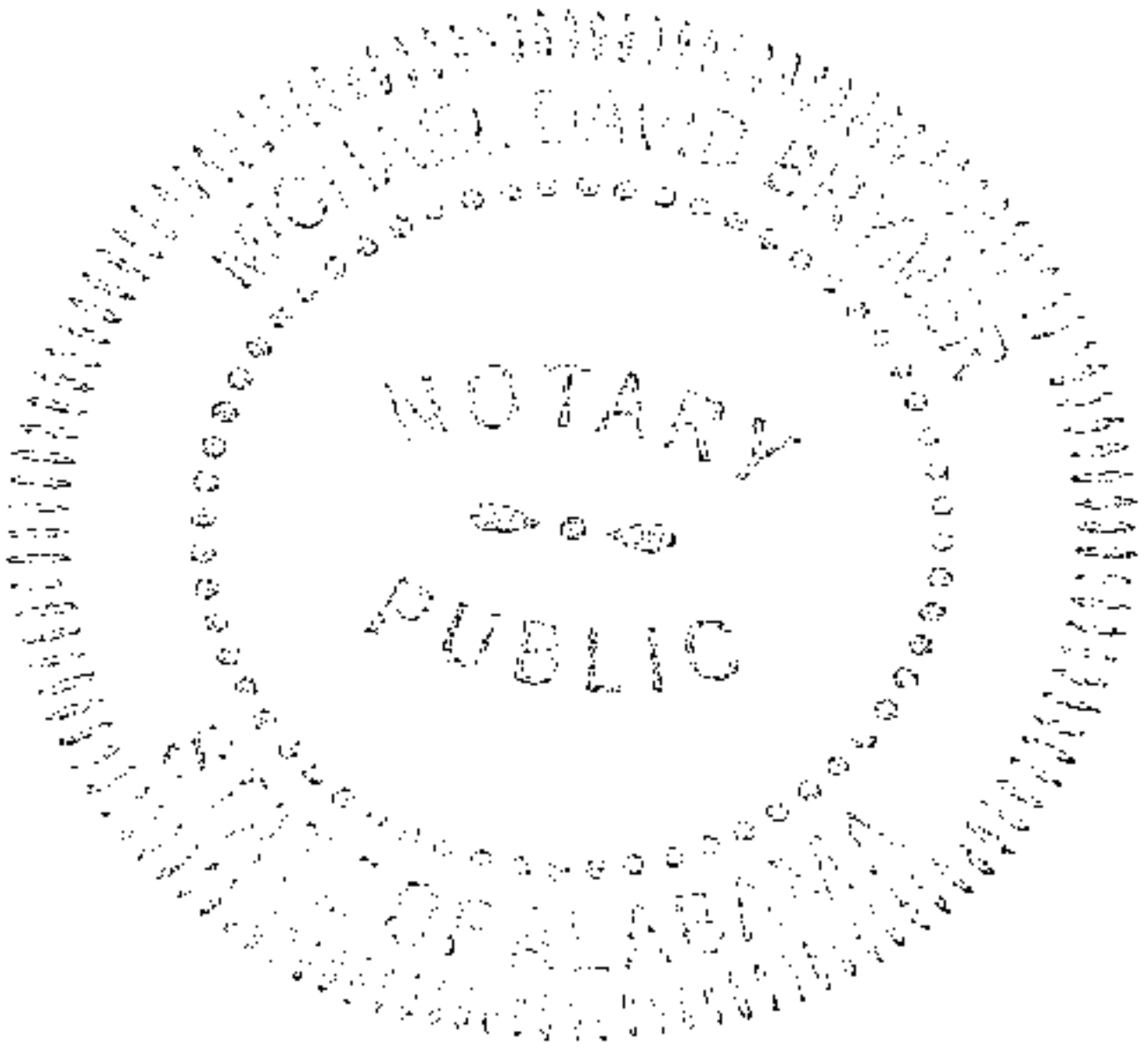
  
\_\_\_\_\_  
Zachary Ross Martin

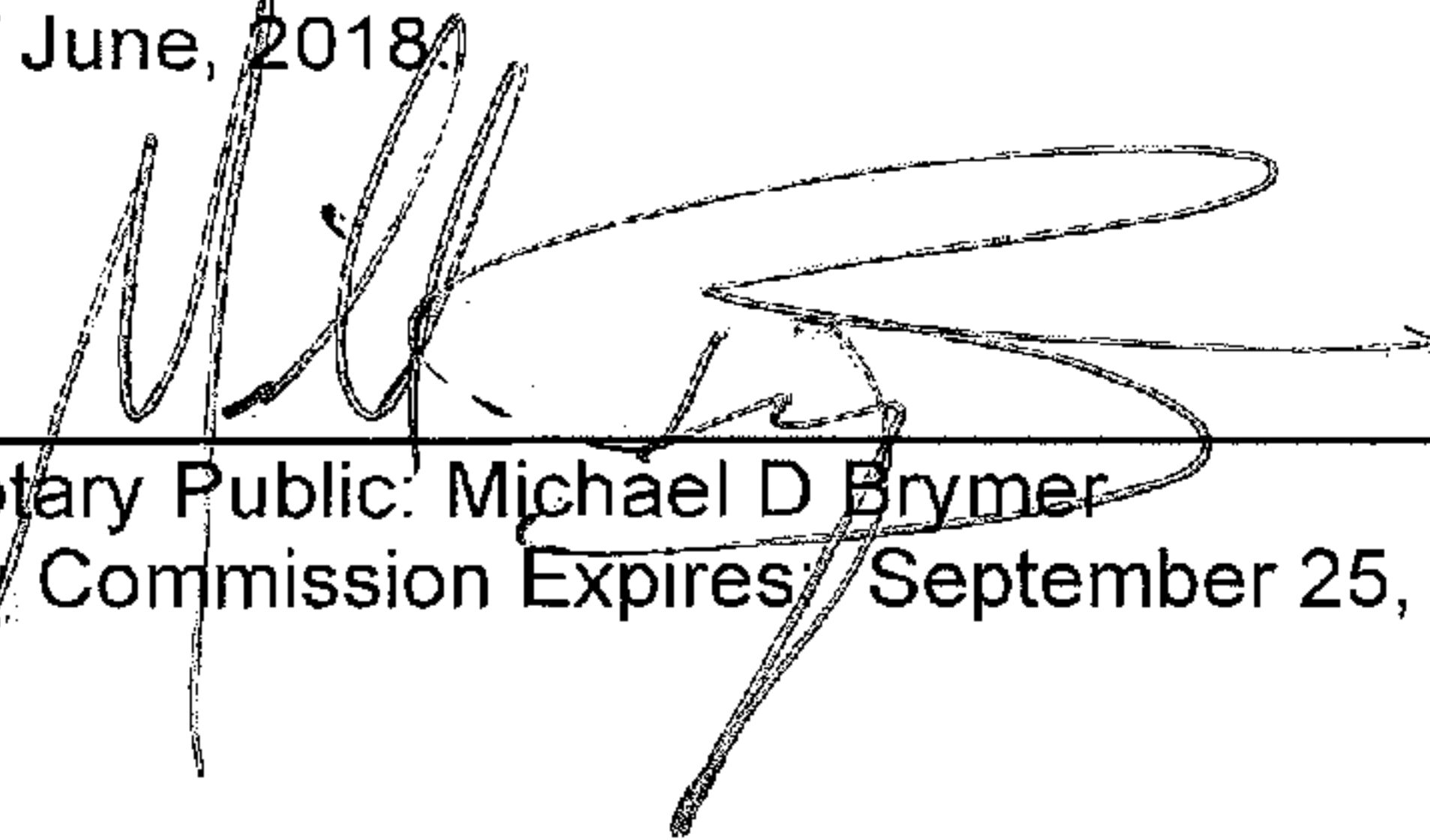
  
\_\_\_\_\_  
Anna Martin

State of Alabama  
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Zachary Ross Martin and Anna Martin, whose names signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2018



  
\_\_\_\_\_  
Notary Public: Michael D. Brymer  
My Commission Expires September 25, 2021

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 20184445

**Legal Description:**

Lot 5, Block 14, according to the survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama. Being situated in Shelby County, Alabama.

Also, a parcel of land located in the SW 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama more particularly described as follows: Commence at the Southwest corner of lot 5, Block 14 of Broken Bow South as recorded in Map Book 11, Page 82 in the Judge of Probate of Shelby County, Alabama, also being the Point of Beginning; thence run Easterly along the Southern line of Lot 5, Block 14 a distance of 80.05 feet to the Southeast corner of said lot; thence right 85 degrees 47 minutes 27 seconds Southerly along the prolongation of the East line of Lot 5 a distance of 45.84 feet; thence right 94 degrees 13 minutes 41 seconds parallel to the South line of Lot 5 a distance of 80.03 feet; thence right 87 degrees 44 minutes 40 seconds a distance of 45.81 feet North along the prolongation of the West line of Lot 5 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	Zachary Ross Martin Anna Martin	Grantee's Name	Kristopher D. Lovvorn
Mailing Address	4804 Keith Dr. Birmingham, AL 35242	Mailing Address	4804 Keith Dr. Birmingham, AL 35242
Property Address	4804 Keith Dr. Birmingham, AL 35242	Date of Sale	June 15, 2018
		Total Purchase Price	\$253,700.00
		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.

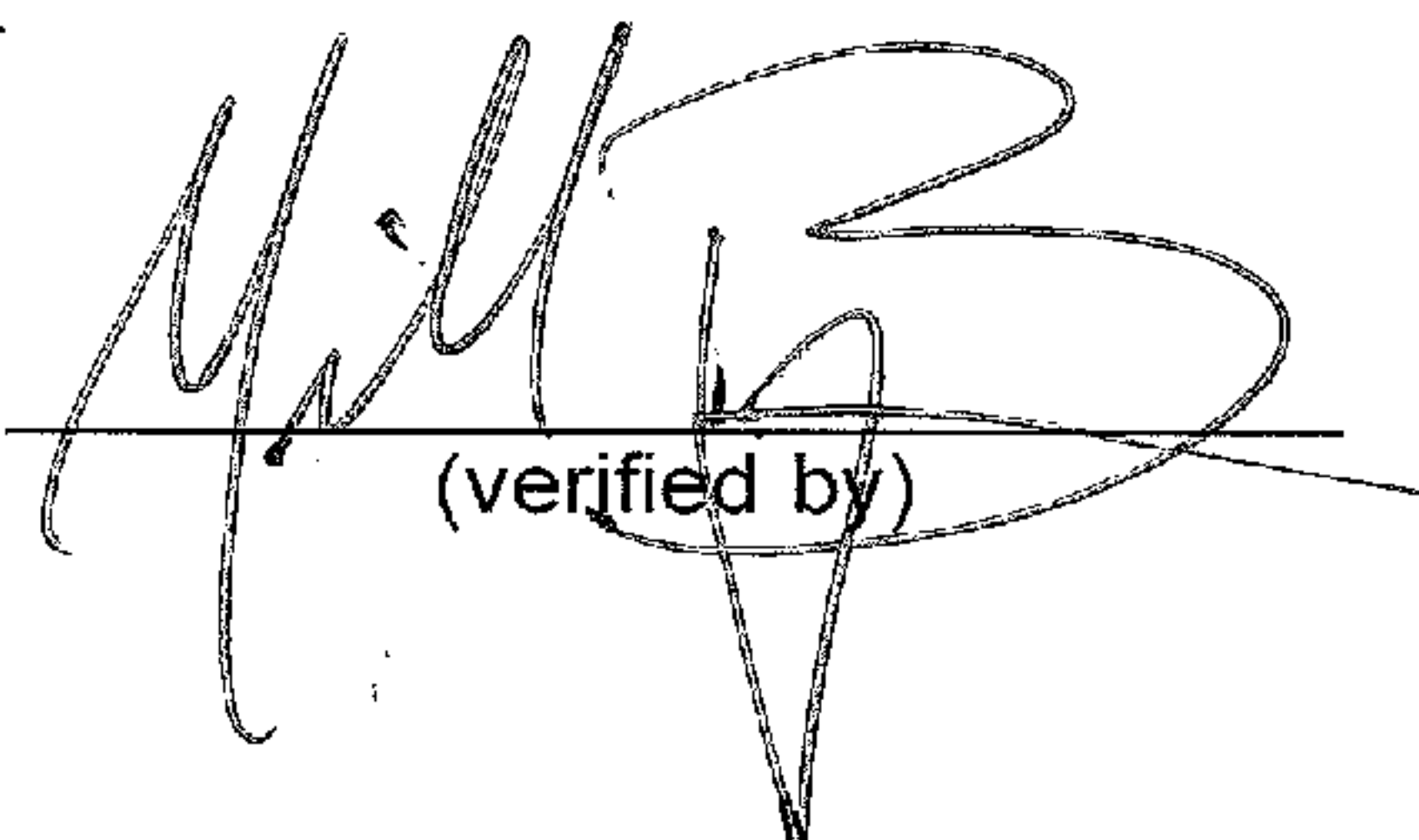


Date of Sale - the date on which interest to the property was conveyed.

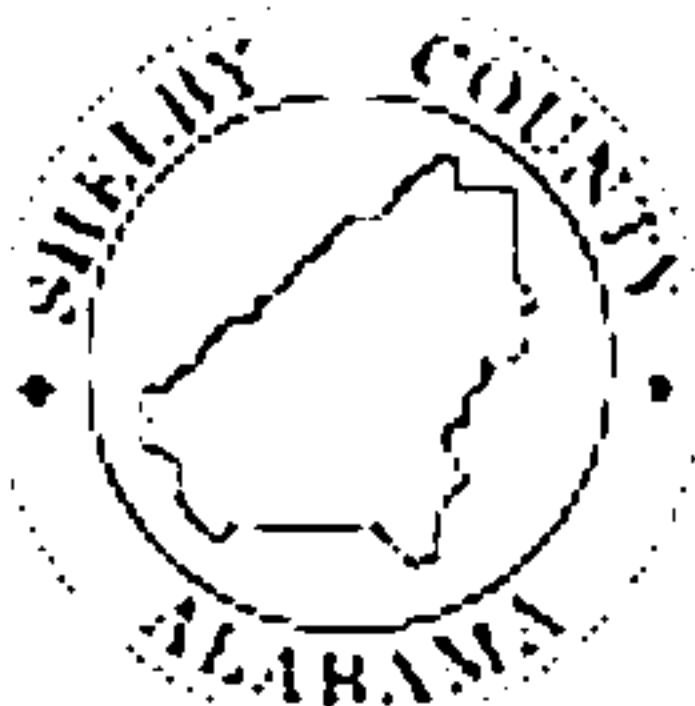
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	June 15, 2018	Print	Zachary Ross Martin and Anna Martin
<input type="checkbox"/> Unattested	 (verified by)	Sign	  (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/27/2018 03:30:32 PM  
\$26.00 CHERRY  
20180627000229820