

Parcel I.D. #:

Send Tax Notice To: Myra A. Martin
1000 Riviera Drive
Calera, AL 35040

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20191004000365820 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/04/2019 12:10:04 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Fifty-Five Thousand Dollars and 00/100 (\$55,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Carlton P. Martin and Mirian M. Martin, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Sheila Denise Martin**, hereinafter known as the GRANTEE;

Section 6, Township 24 North Range 14 East.

Parcel IV-A: Commencing at the S.W. Corner of the N.W. 1/4 of the N.E. 1/4; Thence Run along the south line of said 1/4 of 1/4 Section N 88-50' 20" E a distance of 114.91' to the Point of Beginning; Continuing at the Point of Beginning; Thence N 88-50' 20" E a distance of 585.17' to a point; Thence N 01-09- 06" W a distance of 659.27' to a point; Thence S 89-05' 28" W a distance of 510.24' to a point; Thence S 00-01' 44" W a distance of 418.05' to a point; Thence N 86-55' 47" W a distance of 63.91' to a point; Thence S 00-33- 20" E a distance of 248.29' to the Point of Beginning. Containing 356851.38 square feet or 8.1922 acres more or less.

Subject to any and all easements, rights of way and restrictions of record.

THE ABOVE DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

THIS DEED IS TO CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED AND ALSO TO INCLUDE THE MARITAL STATUS OF THE GRANTOR'S HEREIN.

Original Deed # 2013 121 0000 47 6040

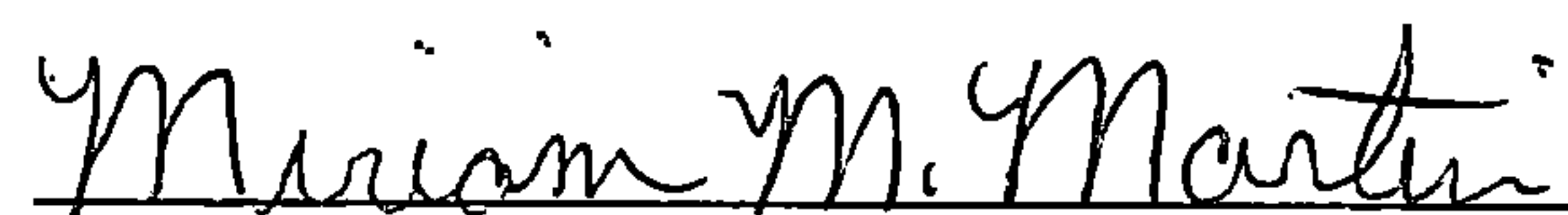
The legal description was provided by the GRANTOR and was provided by the Grantor herein. This deed was prepared with the benefit of a title search by Shelby County Abstract & Title Company, Inc., under commitment number S-19-25754, but without a survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

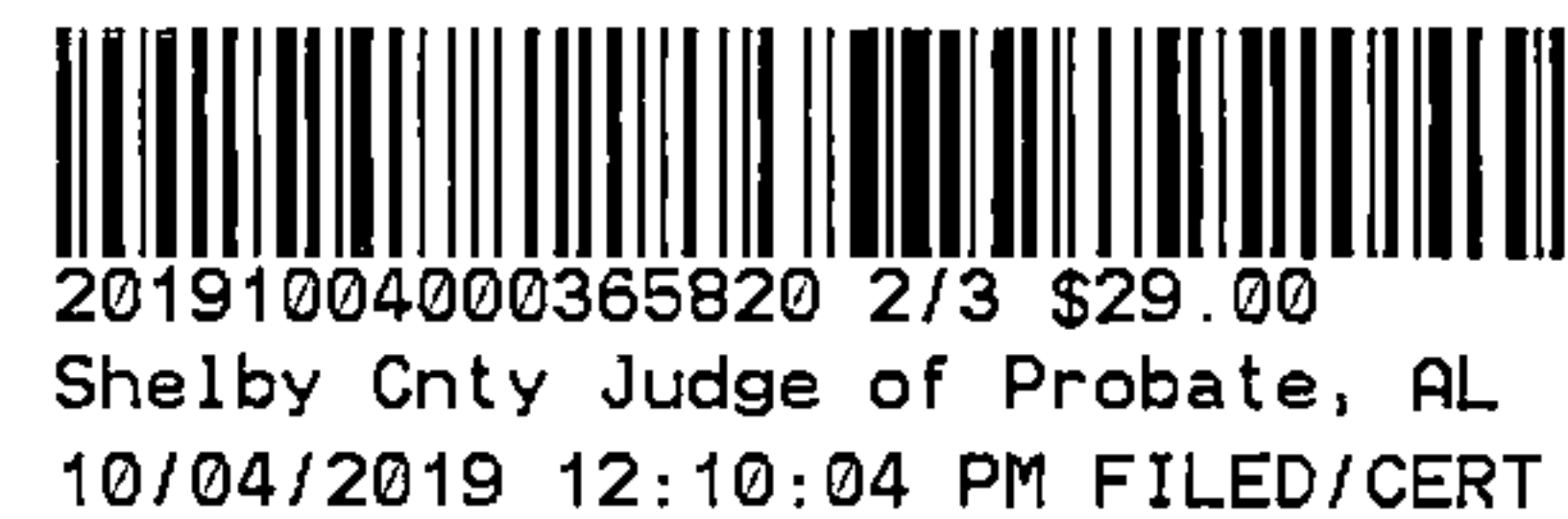
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 03 Day of Oct., 2019.


Carlton P. Martin
GRANTOR

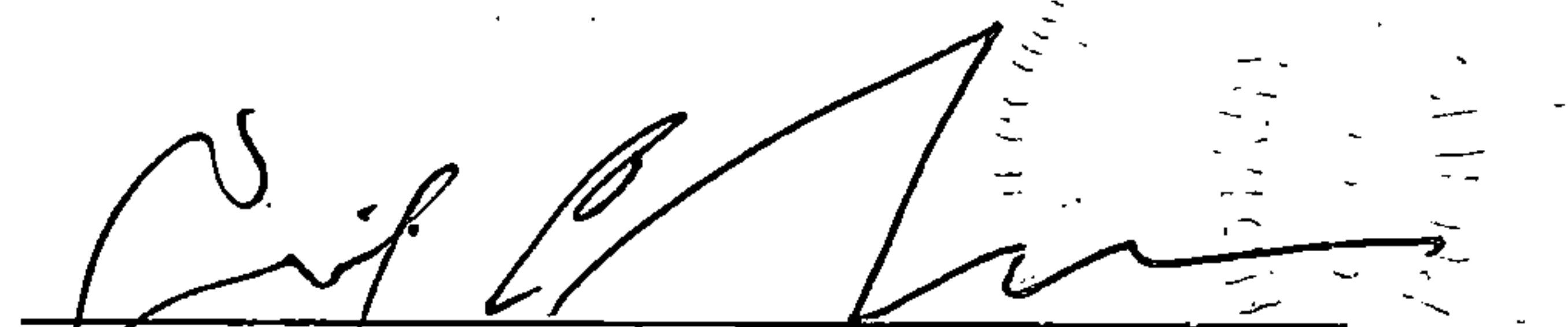

Mirian M. Martin
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



I, the undersigned, a Notary Public in and for said State, do hereby certify that *Carlton P. Martin* and, *Mirian M. Martin, married couple*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 03 Day of Oct., 2019.


NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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

Grantor's Name Carlton P. Martin
Mailing Address 623 Hwy 301
Calera
Alabama

Grantee's Name Shelby D. Martin
Mailing Address 7120 3rd Ave S
Birmingham AL 35206

Property Address Vacant land
Hwy 301
Calera AL 35040

Date of Sale 10/3/19
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 55,000.-



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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 Tax Record

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 10/3/19

☒ Unattested

(Signature)
(verified by)

Print CARLTON P. MARTIN

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