

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26315

Send Tax Notice To: Travis R Johnson
210 Ball Park Rd.
Wilsonville, AL 35186

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Team Martin Investments, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Travis R Johnson**, (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

\$162,011.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members, Christopher Martin and Melissa Martin, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of June, 2020.

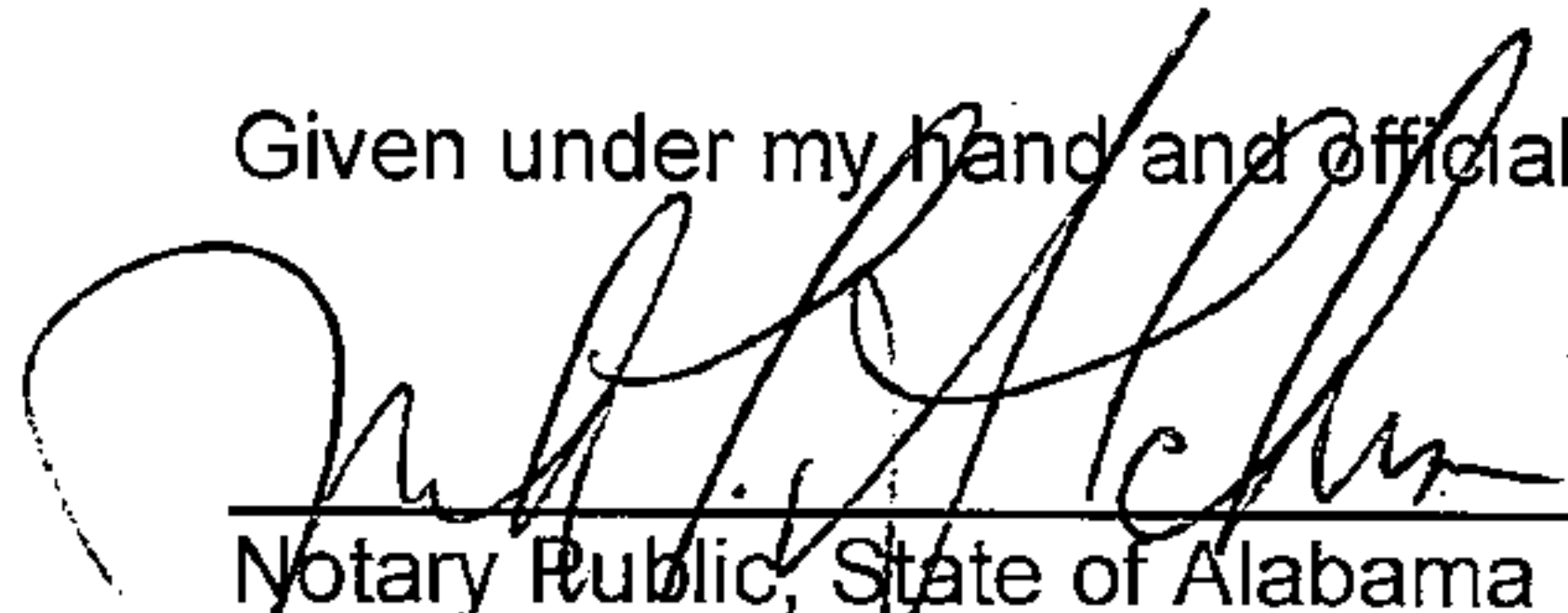
TEAM MARTIN INVESTMENTS, LLC

Christopher Martin
Member

Melissa Martin
Member

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for said County in said State, hereby certify that Christopher Martin and Melissa Martin, Members of Team Martin Investments, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 22nd day of June, 2020.


Notary Public, State of Alabama

My Commission Expires: 9-22-2020

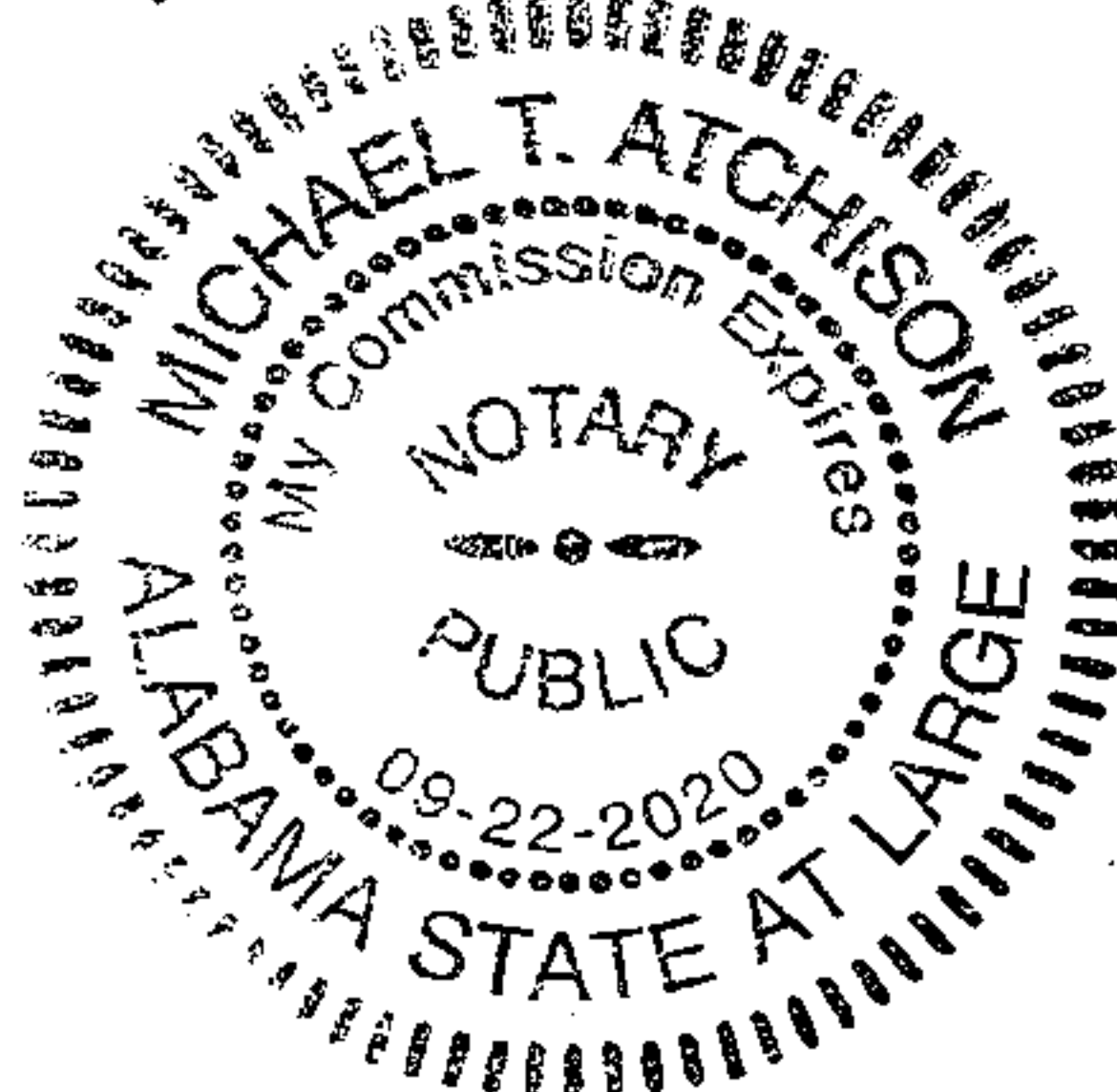


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2:

Commence at the Northwest corner of the SE 1/4 of the NE 1/4, Section 1, Township 21 South, Range 1 East, being a buggy axle found; thence run East along the North line of said 1/4-1/4 for 153.23 feet to a pipe found; thence turn a deflection angle of 90 degrees 12 minutes 43 seconds to the right and run 112.06 feet to the point of beginning of the parcel herein described, being a #5 capped iron set; thence turn a deflection angle of 81 degrees 12 minutes 15 seconds to the right and run 88.13 feet to a #5 capped iron set; thence turn a deflection angle of 8 degrees 12 minutes 45 seconds to the right and run 68.83 feet to a point, being a hole in concrete pavement; thence turn a deflection angle of 88 degrees 11 minutes 19 seconds to the left and run 84.30 feet to an iron found; thence turn a deflection angle of 91 degrees 26 minutes 24 seconds to the left and run 157.73 feet to an iron found; thence turn a deflection angle of 89 degrees 47 minutes 17 seconds to the left and run 97.88 feet to the point of beginning. Said parcel is in the SE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East. Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Team Martin Investments, LLC</u>	Grantee's Name	<u>Travis R Johnson</u>
Mailing Address	<u>22 Nolen St.</u>	Mailing Address	<u>210 Ball Park Rd.</u>
	<u>Birmingham AL 35242</u>		<u>Wilsonville, AL 35186</u>
Property Address	<u>210 Ball Park Rd.</u>	Date of Sale	<u>June 22, 2020</u>
	<u>Wilsonville, AL 35186</u>	Total Purchase Price	<u>\$165,000.00</u>
		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).

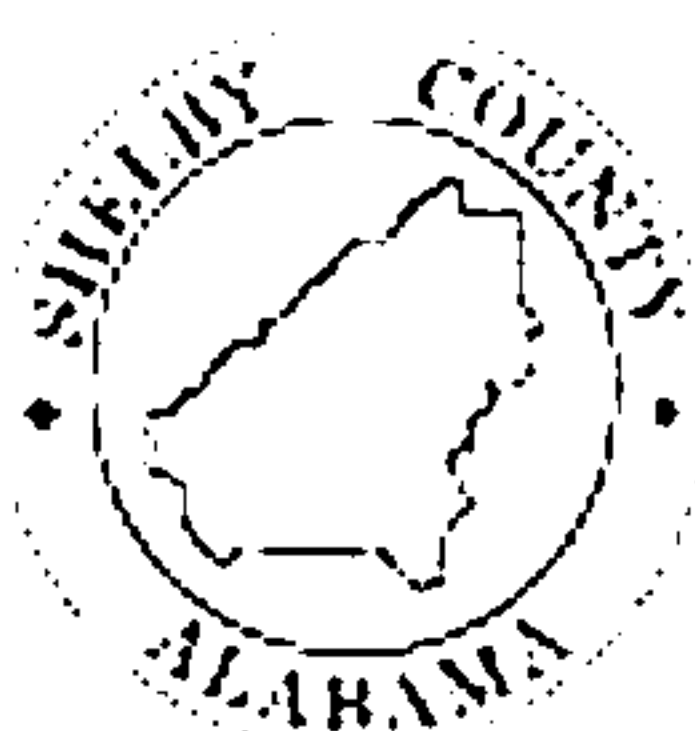
Date June 22, 2020

Unattested

(verified by)

Print Team Martin Investments, LLC
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2020 12:12:44 PM
\$31.00 CHARITY
20200623000256380

Allen S. Bayl