

THIS INSTRUMENT PREPARED BY:

**Richard M. Kemmer, Jr.
Richard M. Kemmer, Jr., P.C.
1124 Walnut Street
Centreville, AL 35042
(205)926-5304**

Please send tax notice to:

**Deborah R. Martin
P.O. Box 44
Montevallo, AL 35115**

Source of Title:

Instrument # 20061115000558480


20200925000432300 1/4 \$231.00
Shelby Cnty Judge of Probate, AL
09/25/2020 11:12:04 AM FILED/CERT

This instrument has been prepared in accordance with the information supplied by the parties hereto. No title examination and/or opinion was requested of Richard M. Kemmer, Jr., P.C. by either Grantor or Grantee and none was conducted and/or rendered.

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Nineteen Thousand and NO/100 Dollars (\$119,000.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged,

We, Elizabeth Hoffman Rockco, an unmarried woman and Deborah R. Martin, a married woman,

herein referred to as Grantors, do grant, bargain, sell and convey unto

Deborah R. Martin,

herein referred to as Grantee, all our right, title and interest in and to the following described real estate situated in **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A"

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Said property is not the homestead of Deborah R. Martin or her spouse.

Elizabeth Hoffman Rockco herein reserves a life estate in and to said property being conveyed.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantors, of, in and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, her heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are

lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; 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 Grantee, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31 day of July, 2017.

Elizabeth Hoffman Rockco (L.S.)
Elizabeth Hoffman Rockco

Deborah R. Martin (L.S.)
Deborah R. Martin

STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Elizabeth Hoffman Rockco and Deborah R. Martin**, whose names are 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 31 day of July, 2017.

E. S. H. S.
NOTARY PUBLIC
My Commission Expires: 10-1-18

Grantor's Address:
P.O. Box 44
Montevallo, AL 35115
Property Address:
Not Available

Grantee's Address:
P.O. Box 44
Montevallo, AL 35115
Property Value:
\$ 200,000.00


20200925000432300 2/4 \$231.00
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EXHIBIT "A"

Parcel I

A lot in part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 4, Township 24 North, Range 12 East, more particularly described as follows: Begin at the intersection of the NW right of way line of Montevallo and Selma Road and the West line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and run North along the West line of $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 798.04 feet to point of beginning; thence run southeasterly, at an angle of 131 degrees 50 minutes to the right a distance of 539.55 feet; thence in a southwesterly direction a distance of 150.0 feet along the Westerly side of the Montevallo and Selma Road; thence at an angle of 92 degrees, 46 minutes to the right and run in a Northwesterly direction 405.28 feet to the West line of $\frac{1}{4}$ $\frac{1}{4}$ Section; thence North along said Westerly line of $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 201.27 feet to the point of beginning.

Parcel II

Block E, Lots 25 and 26, Block E of the Wilmont Subdivision as recorded in Map Book 3, Page 124 situated in the Town of Wilton, Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel III

A parcel of land situated in the East half of the SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East in Shelby County, Alabama and more exactly described as follows: Commence at the northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 4; thence run South 49 degrees, 45 minutes west 597.0 feet; thence run north 30 degrees, 25 minutes west 261.07 feet to the southeast border of Highway 25; thence run south 35 degrees, 02 minutes west along said border 635.32 feet; thence turn an angle to the right of 90 degrees and run 70.0 feet to the northwest border of said Highway and the point of beginning of the tract herein described; thence turn an angle of 02 degrees, 46 minutes to the right and run 126.82 feet; thence turn an angle of 90 degrees, 00 minute to the left and run 70 feet; thence turn an angle of 90 degrees, 00 minute to the left and run 126.12 feet to the northwest right of way of said Highway; thence run in a northwesterly direction along said right of way a distance of 70.0 feet to the point of beginning.



20200925000432300 3/4 \$231.00
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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 Elizabeth Huffman Ricketts Grantee's Name Deborah E. Martin
Mailing Address Deborah E. Martin Mailing Address PO box 44
PO box 44 Monteville, AL 35115
Monteville, AL 35115

Property Address _____ Date of Sale _____

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 700,000.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 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 9-21-2020

Print Richard M. Kemmer, Jr.

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

Unattested
20200925000432300 4/4 \$231.00
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Form RT-1