

Send tax notice to:
SHUNTREL BLACK
199 CAMDEN COVE PKWY
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021133T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty-Four Thousand and 00/100 Dollars (\$224,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KARL J MARTIN, SR., AS TRUSTEE OF THE KRAMEON MARTIN 2016 REVOCABLE TRUST**, whose mailing address is: 367 Country Side Circle Calera AL 35040 (hereinafter referred to as "Grantor") by **SHUNTREL BLACK** whose property address is: **199 CAMDEN COVE PKWY, CALERA, AL, 35040** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Survey of Camden Cove, Sector II, as recorded in Map Book 27, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Survey of Camden Cove, Sector II, as recorded in Map Book 27, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

\$219,942.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, the KRAMEON MARTIN 2016 REVOCABLE TRUST, by KARL J MARTIN, SR., its TRUSTEE, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 12th day of March, 2021.

KRAMEON MARTIN 2016 REVOCABLE TRUST

Karl J Martin Sr
BY: KARL J MARTIN, SR.
AS: TRUSTEE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KARL J MARTIN, SR., whose name as TRUSTEE OF KRAMEON MARTIN 2016 REVOCABLE TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 12th day of March, 2021.

[Signature]
Notary Public
Print Name:
Commission Expires
[Signature]
204
CHARLES D. STEWART, JR.
COMMISSION EXPIRES
APRIL 30, 2024
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2021 12:52:20 PM
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Allie S. Bayl