

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Emmanuel J. Martinez  
605 Gables Drive  
Hoover, AL 35244

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WARRANTY DEED

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STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ( \$130,000.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Atheena Martinez and Ubaldo Bertadillo Martinez, Wife and Husband** (herein referred to as grantors), do hereby grant, bargain, sell and convey unto **Emmanuel J. Martinez** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

UNIT 605, BUILDING 6, IN THE GABLES, A CONDOMINIUM, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO AS RECORDED IN REAL VOLUME 10, PAGE 177, AND AMENDED IN REAL VOLUME 27, PAGE 733, REAL VOLUME 50, PAGE 327, AND REAL VOLUME 50, PAGE 340, AND RE-RECORDED IN REAL 50, PAGE 942, AND AMENDED IN REAL 59, PAGE 19, AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407, AND BY-LAWS AS SHOWN IN REAL VOLUME 27, PAGE 733, AND THEN AMENDED IN REAL VOLUME 50, PAGE 325, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE AFORESAID MENTIONED DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES CONDOMINIUM AS RECORDED IN MAP BOOK 9, PAGES 41 THRU 44, AND AMENDED IN MAP BOOK 9, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.


Subject to:

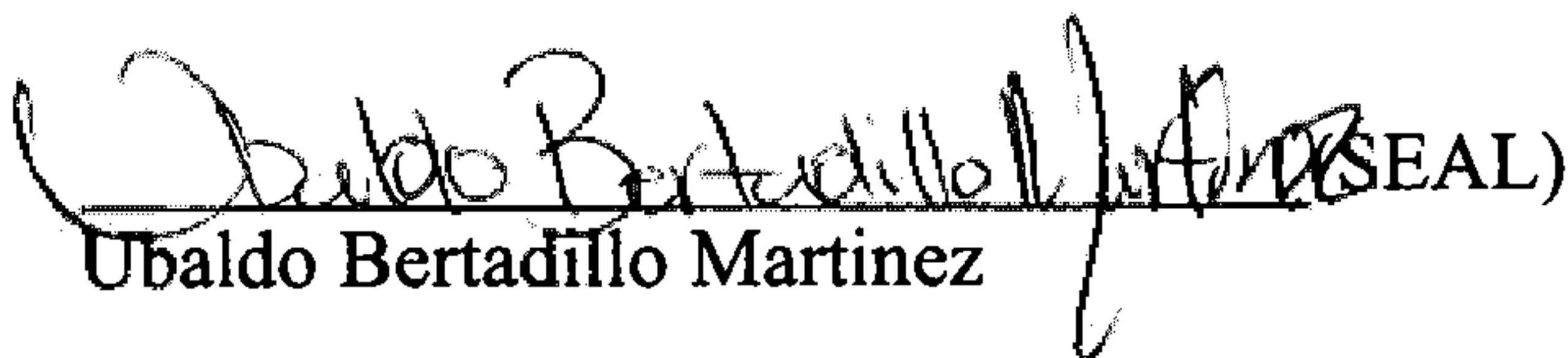
1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, declarations, rights of way, and limitations, if any, of record.
3. Atheena Martinez is one and the same as Atheena Dawn Walters, grantee in that certain deed as recorded in Instrument No. 20180501000145710, in the Probate Office of Shelby County, Alabama.
4. \$117,000.00 of the consideration herein was derived from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of April, 2021.

 (SEAL)  
Atheena Martinez

 (SEAL)  
Ubaldo Bertadillo Martinez


ACKNOWLEDGEMENT

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Atheena Martinez and Ubaldo Bertadillo Martinez, Wife and Husband, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2021.

Phillip W. Smith  
Notary Public, Alabama State At Large  
My Commission Expires February 24, 2025

  
NOTARY PUBLIC

My Commission Expires: 2-24-2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/14/2021 03:39:43 PM  
\$41.00 CHERRY  
20210414000186720

*Athena S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Atheena Martinez and Ubaldo Bertadillo  
Mailing Address Martinez  
1221 Emma Lane  
Dossenger, AL 35023  
Property Address 605 Gables Dr  
Hoover, AL 35244

Grantee's Name Emmanuel J. Martinez  
Mailing Address 605 Gables Dr  
Hoover, AL 35244  
Date of Sale April 14, 2021  
Total Purchase Price \$130,000.00  
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)

☒ Bill of Sale  
☒ Sales Contract

☐ Appraisal  
☐ 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 4-14-2021

Print Phillip W. Smith

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one