

20210601000264200
06/01/2021 08:23:18 AM
DEEDS 1/3

This instrument prepared by:
W. Marcus Brakefield, Esq.
Hubbard, McIlwain & Brakefield, P.C.
808 Lurleen Wallace Boulevard, North
P. O. Box 2427
Tuscaloosa, Alabama 35403
(205) 345-6789

STATE OF ALABAMA §
SHELBY COUNTY §

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and NO/100 (\$10.00) Dollars, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, The Citizens Bank of Fayette, an Alabama corporation, herein referred to as GRANTOR, does hereby grant, bargain, sell, and convey unto Kenny Lavell Martin and JaNeil Lynn Martin, together herein referred to as the GRANTEES, the following described real estate situated in Shelby County, Alabama, jointly with right of survivorship, AS IS, WHERE IS, to-wit:

Lot 45, Block 3, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13 page 23 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is hereby made subject to easements, restrictions, and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the above-described property unto the said Kenny Lavell Martin and JaNeil Lynn Martin, their successors, and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the Citizens Bank of Fayette has hereto set its signature as Grantor effective on the 27th day of May 2021.

Citizens Bank of Fayette

By:


Robert D. Mills, Its President

STATE OF ALABAMA §
TUSCALOOSA COUNTY §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. Mills whose name as President of the Citizens Bank of Fayette, an Alabama Corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Alabama Corporation.

Given under my hand and official seal this the 27 day of May 2021.

Notary Public

My commission expires:

W MARCUS BRAKEFIELD
Notary Public, Alabama State At Large
My Commission Expires
July 6, 2024

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Citizens Bank of Fayette
 Mailing Address P.O. Box 706
Fayette, AL 35555

Grantee's Name Kenny Lavell Martin
 Mailing Address 6892 South 252nd Drive
Buckeye, Az 85326

Property Address 228 Norwick Forest
Alabaster
Alabama
35007

Date of Sale May 28, 2021
 Total Purchase Price \$ 25,000.00
 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
☒ Closing Statement

☐ Appraisal
☐ Other _____

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 5/28/2021

Print [Signature]
 Sign _____

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/01/2021 08:23:18 AM
 \$53.00 JOANN
 20210601000264200

Allen S. Bayl

Form RT-1