

Send tax notice to: Ubaldo B. Martinez, 4869 Stonecreek Way, Calera, Al. 35040

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.  
35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred eighty-seven thousand and no/100 (\$187,000.00)**  
**Dollars, the amount of which can be verified in the sales contract between the parties**  
**hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the  
receipt whereof is acknowledged, I or we

✓ **Anthony B. Cabaniss, Jr. And his wife Kristen M. Cabaniss, whose mailing address is:**  
✓ 1821 Newbury Park Dr, San Jose, CA 95133

( herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ubaldo B. Martinez and Atheena Martinez  
**whose mailing address is: 4869 Stonecreek Way, Calera, Al. 35040**

(herein referred to as grantees) as joint tenants with right of survivorship, the following  
described real property situated in Shelby County, Alabama, the address of : 4869 Stonecreek  
Way, Calera, Al. 35040 to-wit:

Lot 34, according to the Final Plat of Stone Creek, Phase 5, Plat One Lake Sector, as recorded in  
Map Book 39, Page 22 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$137,000.00 of the above mentioned purchase price was paid for from a mortgage loan which  
was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship,  
their heirs and assigns forever; it being the intention of the parties to this conveyance, that  
(unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees  
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall  
pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of  
the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators  
covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee  
simple of said premises; that they are free from all encumbrances, unless otherwise noted above;  
that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my  
(our) heirs, executors and administrators shall warrant and defend the same to the said Grantees,  
their heirs and assigns forever, against the lawful claims of all persons.

✓ IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 5<sup>th</sup> day of  
June, 2021.

x Anthony B. Cabaniss Jr. (SEAL)  
ANTHONY B. CABANISS, JR.

x Kristen M. Cabaniss (SEAL)  
KRISTEN M. CABANISS

State of CALIFORNIA  
✓ County of \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony B. Cabaniss, Jr. And his wife Kristen M. Cabaniss, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

✓ Given under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_ 2021.

✓ My commission expires: \_\_\_\_\_ NOTARY PUBLIC

*Please see attached*  
ACKNOWLEDGMENT/  
JURAT Certificate



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/17/2021 08:24:12 AM  
\$78.00 CHERRY  
20210617000294680

*Allen S. Bayl*

## CALIFORNIA ACKNOWLEDGMENT

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Santa Clara }

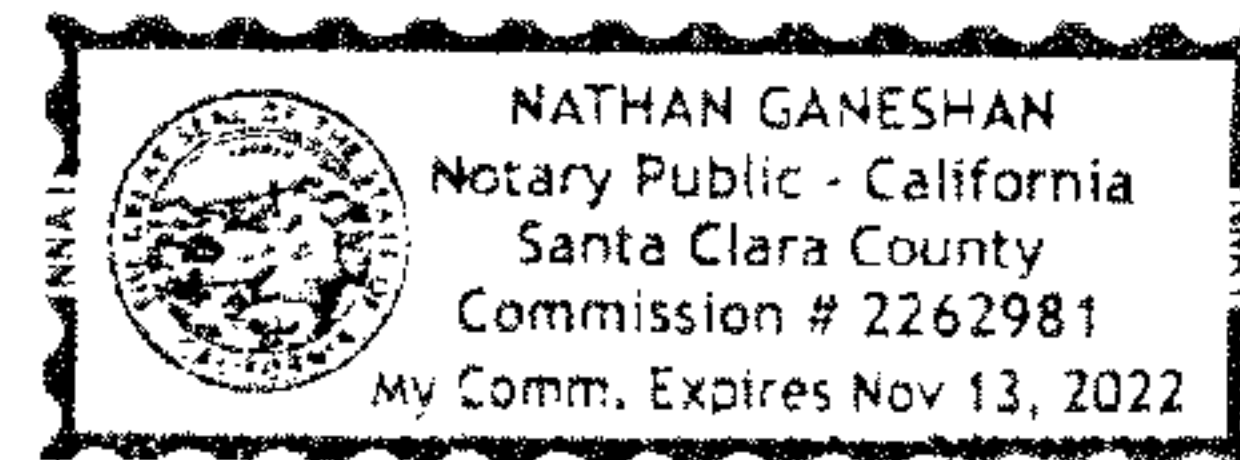
On JUNE 05, 2021 before me Nathan Ganeshan, Notary Public  
personally appeared ANTHONY B. CABANISS JR and KRISTEN M. CABANISS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the STATE of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Nathan Ganeshan*  
Signature of Notary  
( NATHAN GANESHAN )



Notary Seal

**Optional Information:** The information below is not required by law, but could help to ensure this acknowledgment certificate is not attached to any other document.

Name/Title of Document Warranty Deed Joint Tenants with Right of  
Survivorship

Additional Information: Property: 4869 Stonecreek Way, Calverton, AL  
35840

Other Signer Named on the Document: \_\_\_\_\_

Date: 06/05/2021

Number of Pages: 02  
(not including this certificate)

Signer's Name: Anthony B. Cabaniss JR

Capacity Claimed by Signer: Individual/ \_\_\_\_\_

Signer is representing: Self/ \_\_\_\_\_

Signer's Name: Kristen M. Cabaniss

Capacity Claimed by Signer: Individual/ \_\_\_\_\_

Signer is representing: Self/ \_\_\_\_\_