

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
AMY MARTIN GOLDEN
2521 Blazing Star
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **AUDREY MARTIN, an unmarried woman** (herein referred to as Grantor) grant, bargain, sell and convey unto **AMY MARTIN GOLDEN** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

Audrey Martin is the surviving grantee of that certain deed recorded in Book 150 Page 256; the other grantee, Nick Martin having died on or about March 20, 2020.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 16th day of August, 2021.

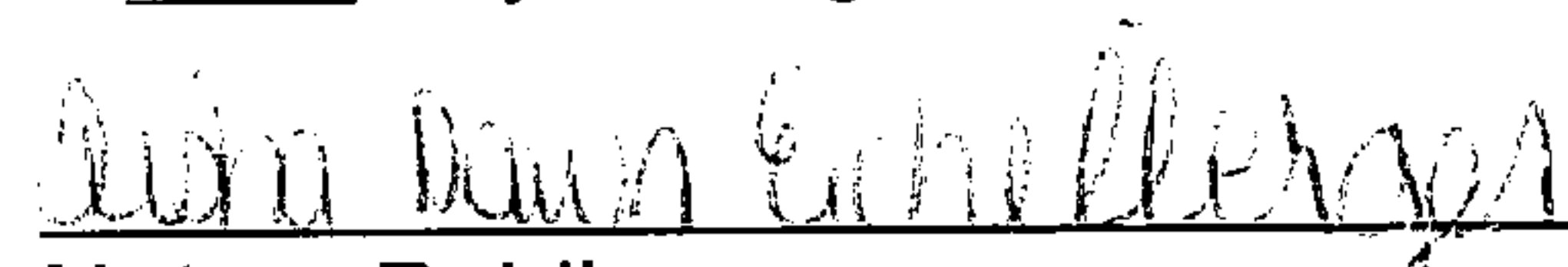


AUDREY MARTIN

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Audrey Martin**, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2021



Notary Public
My Commission Expires: 11-5-2024

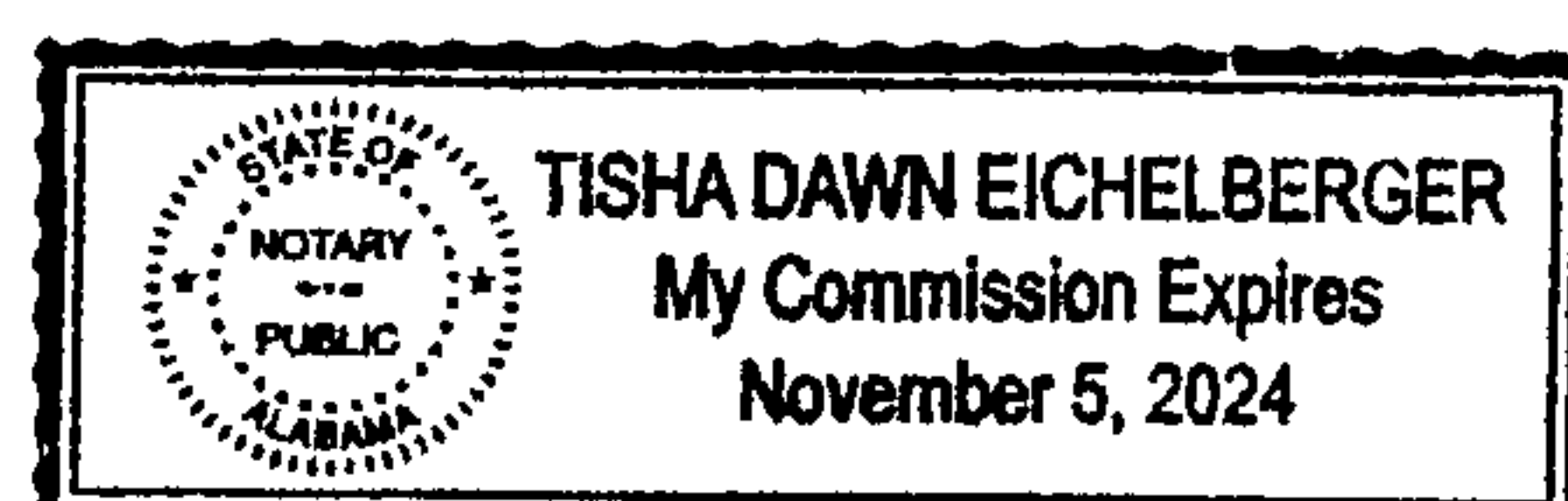


EXHIBIT "A"

A PART OF THE N.E.1/4 OF THE S.W. 1/4, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA described more particularly as follows: Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run thence N 89 degrees-12 minutes-15 seconds E along the North line of said 1/4-1/4 a distance of 88.23 minutes to a point on the Easterly right of way line of Shelby County Highway No. 35, Thence continue along last described bearing a distance of 210 minutes to the point of beginning of the property being described, Thence continue along last described course along same said 1/4-1/4 line a distance of 210.77 minutes to a point, Thence run S 0 degrees-53 minutes-26 seconds E a distance of 387.95 minutes to a point, Thence run N 89 degrees-06 minutes- 34 seconds E a distance of 127.4 minutes to a point in the centerline of Hog Pen Branch, Thence run S 40 degrees-16 minutes-36 seconds W along centerline of said branch 56.71 minutes to a point, Thence run S 44 degrees-40 minutes-45 seconds E along centerline of said branch 50.73 minutes to a point, Thence run S 6 degrees-57 minutes-49 seconds E along centerline of branch 74.82 minutes to a point, Thence run S 41 degrees-23 minutes-25 seconds E along centerline of said branch 55.45 minutes to a point, Thence run S 17 degrees-52 minutes-9 seconds E along centerline of said branch 64.29 minutes to a point, Thence run N 60 degrees-51 minutes-14 seconds W a distance of 666.23 minutes to a point, Thence run N 74 degrees-43 minutes-36 seconds W a distance of 200 minutes to a point on the Easterly right of way line of Shelby County Highway No. 35, Thence run N 32 degrees-24 minutes-13 seconds E along said right of way line a distance of 92.9 minutes to a point, Thence run N 89 degrees-14 minutes-44 seconds E a distance of 210 minutes to a point, Thence run N 30 degrees-26 minutes-51 seconds E a distance of 210 minutes to the point of beginning, containing 4.27 acres and subject to all agreements of probated record or applicable law.

ATTENDANT PARCEL described as follows: Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run N 89 degrees-12 minutes-15 seconds E along the North line of said quarter-quarter a distance of 88.23 minutes to a point on the Easterly right of way line of Shelby County Highway No. 35 and the point of beginning of the property being described, Thence continue along last described course and bearing a distance of 210.0 minutes to a point, Thence run S 30 degrees-26 minutes-51 seconds W a distance of 210.0 minutes to a point, Thence run S 89 degrees-14 minutes-44 seconds W a distance of 210.0 minutes to a point on the same said right of way line of said Highway 35, Thence run N 32 degrees-24 minutes-13 seconds E a distance of 75.48 minutes to the P.C. of a highway curve to the left having a central angle of 06 degrees-02 minutes-29 seconds and a radius of 1,275.74 minutes, Thence continue along the arc of said curve an arc distance of 134.52 minutes to the point of beginning,

containing 0.86 of an acre. Subject to all existing taxes, easements and restrictions of record.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST AND RUN N 89 DEGREES-12 MINUTES-15 SECONDS E ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 298.23 FEET; THENCE RUN S 30 DEGREES-26 MINUTES-51 SECONDS W A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89 DEGREES-14 MINUTES-44 SECONDS W A DISTANCE OF 210.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 35; THENCE S 32 DEGREES-24 MINUTES-13 SECONDS W ALONG SAID RIGHT OF WAY A DISTANCE OF 92.90 FEET; THENCE RUN S 74 DEGREES-43 MINUTES-36 SECONDS E A DISTANCE OF 200.00 FEET; THENCE RUN S 60 DEGREES-51 MINUTES-14 SECONDS E A DISTANCE OF 211.22 FEET;

THENCE RUN N 3 DEGREES-40 MINUTES-23 SECONDS E A DISTANCE OF 239.00 FEET; THENCE RUN S 89 DEGREES-14 MINUTES-44 SECONDS W A DISTANCE OF 132.98 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.25 ACRES MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name	Audrey Martin	Grantee's Name	Amy Martin Golden
Mailing Address	1212 Highway 35 Pelham, AL 35124	Mailing Address	2521 Blazing Star Pelham, AL 35124
Property Address	1212 Highway 35 Pelham, AL 35124	Date of Sale	
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	147,790.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Tax Assessed Value Under Parcel 14-4-18-3-001-005.000

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 _____ Print **B. CHRISTOPHER BATTLES**

Unattested (verified by) Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2021 02:32:55 PM
\$179.00 CHERRY
20210816000398330

Form RT-1

Alvin S. Bayl