



**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**P.O. Box 11244**  
**Birmingham, AL 35202-1244**  
**(NO TITLE EXAMINATION PROVIDED)**

**SEND TAX NOTICE TO:**  
**Charlotte J. Martin**  
**2205 Highway 35**  
**Pelham, AL 35124**

**STATE OF ALABAMA        )**  
**COUNTY OF SHELBY        )**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** pursuant to that certain Stock Redemption Agreement between the parties, the undersigned grantor, 3-M Developers, Inc., an Alabama corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the Estate of Roy L. Martin, Shelby County Probate Case #PR-2019-000726 (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 7, 8, 9, and 12, according to the Survey of Oak Mountain Commons, as recorded in Map Book 41, Page 2, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current ad valorem taxes; (2) Building lines as shown by recorded map in Map Book 41, Page 2; (3) Easements as shown by recorded map in Map Book 41, Page 2; (4) Restrictions as shown by recorded map in Map Book 41, Page 2; (5) Transmission line permit to Alabama Power Company, recorded in Deed Volume 195, Page 282, in the Probate Office of Shelby County, Alabama; (6) Right of way granted to Alabama Power Company in Instrument 20090701000253160, in the Probate Office of Shelby County, Alabama; (7) Colonial Pipeline Easement recorded in Instrument 1999-45190 in the Probate Office of Shelby County, Alabama; (8) Covenant of Use Restriction recorded in Instrument 20160603000190850 in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.



20211116000551190 2/3 \$1248.50  
Shelby Cnty Judge of Probate, AL  
11/16/2021 12:59:29 PM FILED/CERT

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this  
the 20<sup>th</sup> day of August, 2020.

WITNESS:

3-M DEVELOPERS, INC., an Alabama  
corporation

By: \_\_\_\_\_

Donald R. Murphy  
Donald R. Murphy  
As its President

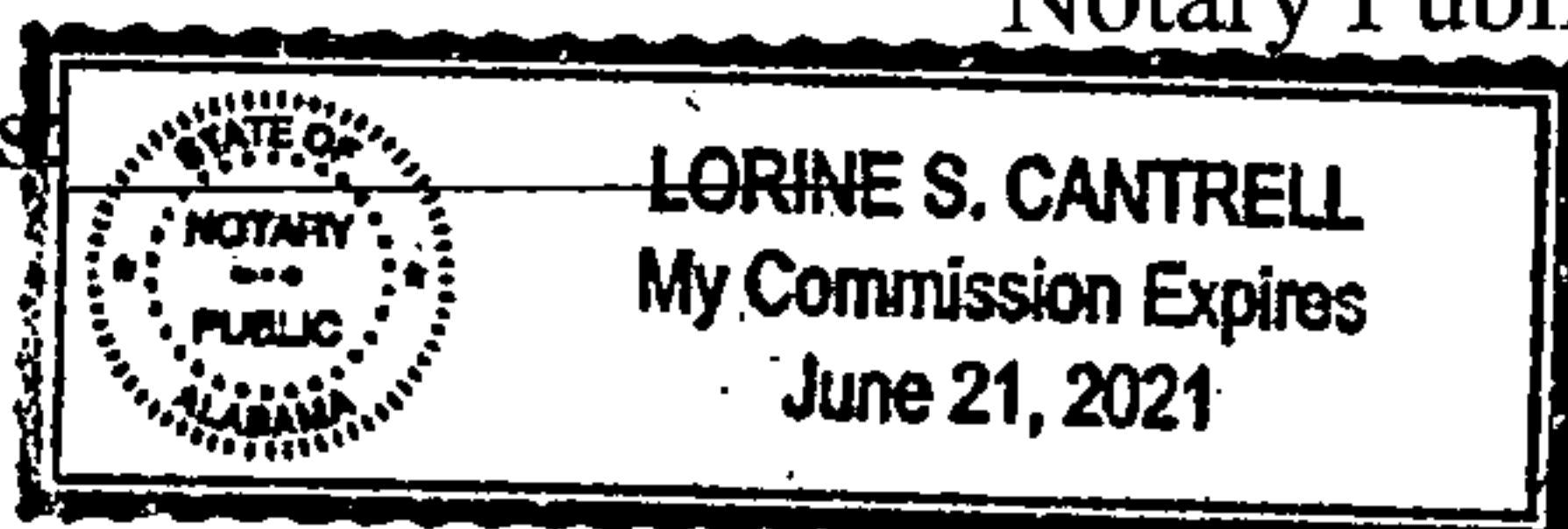
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy, whose name as President of 3-M Developers, Inc., 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 President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 20<sup>th</sup> day of August, 2020.

Lorine S. Cantrell  
Notary Public

My Commission Expires





# Real Estate Sales Validation Form



20211116000551190 3/3 \$1248.50  
Shelby Cnty Judge of Probate, AL  
11/16/2021 12:59:29 PM FILED/CERT

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

Grantor's Name 3M Developers  
Mailing Address P.O. Box 1015  
Delham, AL  
35124

Grantee's Name Estate of Roy L Martin  
Mailing Address 1960 Hwy 33 Suite A  
Pelham, AL  
35124

Property Address No Property  
Address

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 1,220,330.00

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)

☐ 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 11/16/21

Unattested

(verified by)

Print Michael L Wood

Sign Michael L Wood  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1