

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Jose Louis Martinez**  
*PO BOX 404*  
*Saginaw AL 35137*

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SIXTY THOUSAND FIVE HUNDRED EIGHTEEN DOLLARS AND SIXTY CENTS (\$60,518.60)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rosa B. Martinez, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Jose Louis Martinez** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**See Attached Exhibit A for Legal Description**

**SUBJECT TO:**


1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

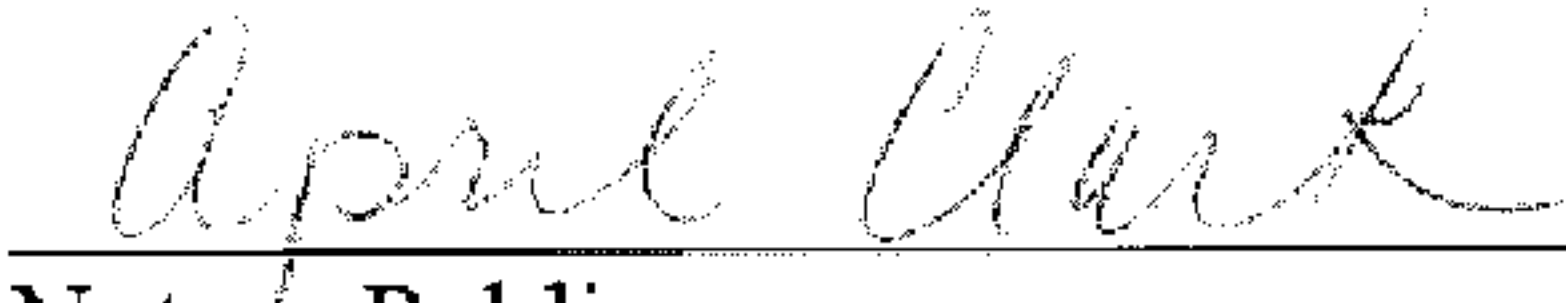
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 9<sup>th</sup> day of December 2021.

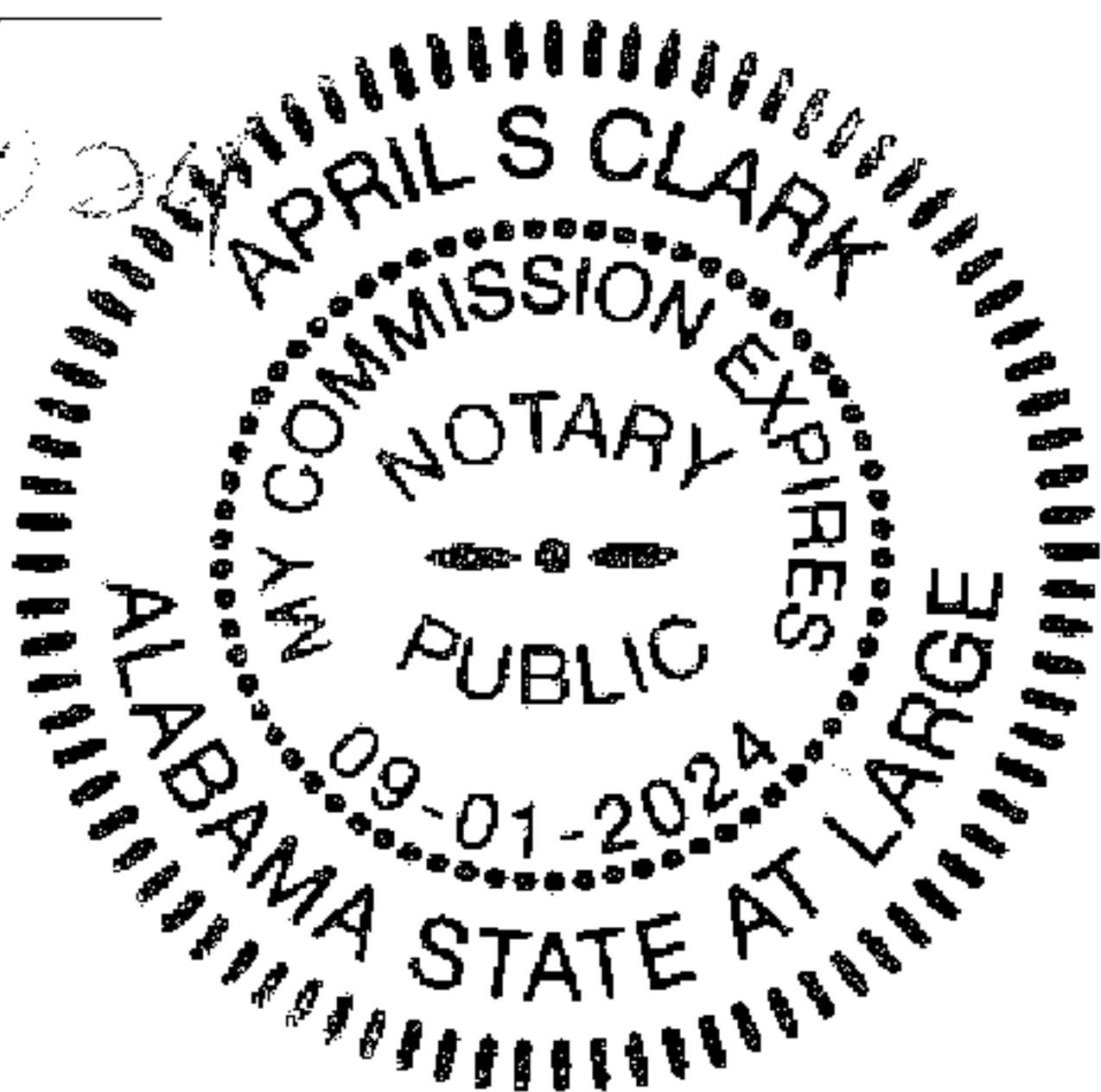
  
\_\_\_\_\_  
**Rosa B. Martinez**

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rosa b. Martinez**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of December, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/1/2024



**EXHIBIT A – LEGAL DESCRIPTION**

A portion of the SW 1/4 of the NE 1/4 of Section 5, Township 22, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said forty; thence along the South line of said forty North 88 degrees 40 minutes East 560.2 feet to the point of beginning; thence continue in the same direction a distance of 188 feet to a point which is the southeast corner of property conveyed to J. D. Hester and Margie Hester by deed dated August 15, 1953 and recorded in Deed Book 163, Page 22 in the Probate Records of Shelby County, Alabama; thence turn to the left and run North 5 degrees West 234 feet to a point; thence turn to the left and run westerly parallel with the Southern boundary of the property herein conveyed a distance of 188 feet to a point; thence turn to the left and run South parallel with the eastern boundary of the property herein conveyed a distance of 234 feet to the point of beginning.

There is also conveyed to grantees a perpetual easement ten (1) feet in width for ingress and egress and installation of utilities over and along the existing dirt drive leading from the property herein conveyed in a generally northwestern direction to Shelby County Highway Number 22.

Also conveyed:  
2009 Cavalier Mobile Home  
Model # 56283f  
Serial # 15195ab



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/09/2021 02:57:10 PM  
 \$89.00 JOANN  
 20211209000586060

*Ann 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   | <u>Rosa B. Martinez</u>  | Grantee's Name          | <u>Jose Louis Martinez</u>                     |
| Mailing Address  | <u>10380 Highway 22 Lot 17</u><br><u>Calera AL</u><br><u>35040</u> | Mailing Address         | <u>P.O. Box 404</u><br><u>Sagnaw, AL 35137</u> |
| Property Address | <u>160 Oakleaf Ln</u><br><u>Calera, AL</u><br><u>35040</u>         | Date of Sale            | <u>12/9/21</u>                                 |
|                  |  | Total Purchase Price    | \$ <u>100,518.00</u>                           |
|                  |  | 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)

|  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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 12/9/21

Print Rosa B. Martinez

Unattested \_\_\_\_\_  
 (verified by)

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one