

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28069

Send Tax Notice To: Leslie Adams Jr.
Wendy Elizabeth Young Jones
17655 Highway 145 .
Shelby, AL 35143

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thirty Eight Thousand Dollars and No Cents (\$438,000.00)**, 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, **Ronnie L. Martin and Donna L. Martin**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Leslie Adams Jr. and Wendy Elizabeth Young Jones**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$241,332.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of March, 2022.

Ronnie L. Martin

Ronnie L. Martin

Donna L. Martin

Donna L. Martin

State of Alabama

County of Shelby

I, *Michael T. Atchison*, Notary Public in and for the said County in said State, hereby certify that **Ronnie L. Martin and Donna L. Martin**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of March, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

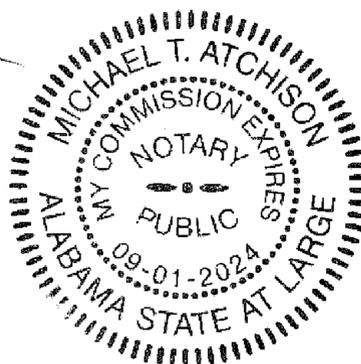


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, according to the Map of Twin Pines Family Subdivision, as recorded in Map Book 23, Page 143, in the Probate Office of Shelby County, Alabama.

ALSO

LOT 2B of a Resubdivision of Lot 2 of Twin Pines Family Subdivision as Recorded in Map book 32, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.

Less & Except a 40-foot strip described as follows:

Begin at the Northwest corner of Lot 1 of Twin Pines Family Subdivision as recorded in Map Book 23, Page 143, in the Office of the Judge of Probate of Shelby County, Alabama, said point being a found 1/2" open top pipe; thence run N 48°41'18" E for a distance of 40.00 feet to a set 1/2" rebar capped Clinkscals; thence run S 41°18'33" E for a distance of 210.05 feet to a set 1/2" rebar capped Clinkscals; thence run S 48°40'36" W for a distance of 40.00 feet to a found 1/2" iron; thence run N 41°18'33" W for a distance of 210.06 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Ronnie L. Martin Donna L. Martin	Grantee's Name	Leslie Adams Jr. Wendy Elizabeth Young Jones
Mailing Address	<u>380 Lakeshore Dr. Lot 14</u> <u>Shelby AL 35143</u>	Mailing Address	<u>17655 Highway 145 .</u> <u>Shelby, AL 35143</u>
Property Address	<u>17655 Highway 145 .</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>March 09, 2022</u>
		Total Purchase Price	<u>\$438,000.00</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 of 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 March 08, 2022

Print Ronnie L. Martin

Unattested

Sign Ronnie L. Martin
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2022 11:20:43 AM
\$225.00 CHERRY
20220314000104360

Allen S. Boyd