

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

Send Tax Notice to:
Jose Luis Martinez, Jr.
380 Hwy 22 Lot #19
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVEN THOUSAND AND ZERO CENTS (\$7000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Barbara Brogden, a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Jose Luis Martinez, Jr. and Juan Manuel Martinez* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Begin at the SW corner of the SW ¼ of the NE ¼ of Section 5, Township 22, Range 2 West, Shelby County, Alabama. Thence turn N 88 deg. 40 Min. 115 ft. thence turn North 5 deg. 0 min West 195 ft. thence turn South 88 deg. 40 min for 115 ft. thence turn South 5 deg. 0 min. 195 ft. to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

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

Annie Seals being the wife of Raymond T. Seals, is deceased having died on 12-19-2019. Annie Seals and Raymond T. Seals had 2 children, Thomas Leon Seals and Doris Seals. Thomas Leon Seals is deceased, having died, 2-26-2015, he had no spouse or children at the time of his death. Doris Seals is deceased, having died 8-21-2013, she had to no spouse or children at the time of her death.

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 28th day of June 2022.

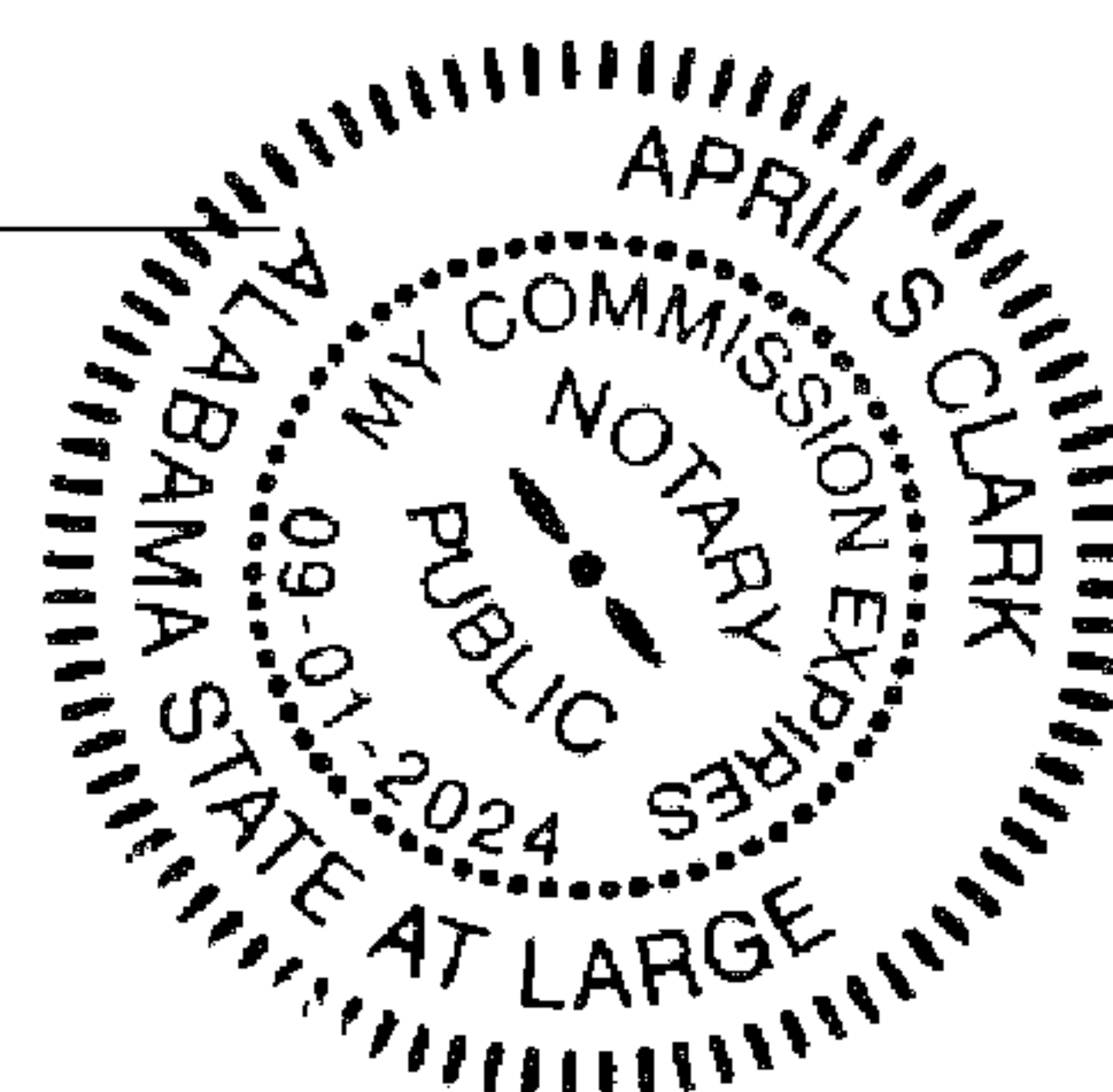
Barbara Brogden
Barbara Brogden

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Barbara Brogden*, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June 2022.

April Clark
Notary Public
My Commission Expires: 9/1/2024



Real Estate Sales Validation Form

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

Grantor's Name Barbara Brogden
Mailing Address 1405 Trillium Ln
Clanton AL 35045

Grantee's Name Jose Luis Martinez Jr
Mailing Address 380 Hwy 22 Lot #19
Calera AL 35040

Property Address 52 Oakleaf Ln
Calera AL 35040

Date of Sale 6-28-22
Total Purchase Price \$ 7,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2022 10:14:25 AM
\$32.00 JOANN
20220629000259010



... purchase price or actual value claim Alis's Byl 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 _____

Print Barbara Brogden

Unattested _____
(verified by)

Sign Barbara Brogden
(Grantor/Grantee/Owner/Agent) circle one