

20220830000338880 1/3 \$455.00 Shelby Cnty Judge of Probate, AL 08/30/2022 10:53:16 AM FILED/CERT

THIS INSTRUMENT PREPARED BY: James J. Odom, Jr. P.O. Box 11244 Birmingham, AL 35202-1244

SEND TAX NOTICE TO: Southern Landmark, LLC 745 Chestnut Park Lane Hoover, Alabama 35226

STATE OF ALABAMA	
COUNTY OF SHELBY	`

## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Four Hundred Twenty-five Thousand and No/100 (\$425,000.00) Dollars and other good and valuable consideration paid to the undersigned grantor, Roy Martin Construction, LLC, by Roy L. Martin, as Sole Member, now deceased, by Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #2019-000726, and by Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #2019-000726, d/b/a Roy Martin Investments (herein referred to as "Grantor"), in hand paid by Southern Landmark, LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, the said Grantor, does by these presents, grant, bargain, sell and convey unto the said Southern Landmark, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

#### PARCEL 1:

Lot 6A, according to the resurvey of Lot 6 Regency Park, Phase Two, as recorded in Map Book 29, Page 51, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

### PARCEL II:

Lot 6B, according to the resurvey of Lot 6 Regency Park, Phase Two, as recorded in Map Book 29, Page 51, In the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Title to minerals underlying caption lands together with all mining rights and privileges belonging thereto, as excepted in Real Book 59, Page 490, in said Probate Office; (3) Easements as shown by recorded plat; (4) Easements to Alabama Power Company as shown by instrument recorded in Instrument #2000-23199 in the Probate Office of Shelby County, Alabama; (5) Restrictions as shown by recorded plat; (6) Building lines as shown by recorded plat; (7) Restrictions appearing of record in Instrument #20080130000039550, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 08/30/2022 State of Alabama Deed Tax:\$425.00



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

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the

Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #PR-2019-000726  Wood, as Personal Representative of the of Roy L. Martin, Shelby County Probate Case #PR-2019-000726  Wood, as Personal Representative of the of Roy L. Martin, Shelby County
ase #PR-2019-000726, d/b/a Roy Martin

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #PR-2019-000726, and as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #PR-2019-000726, d/b/a Roy Martin Investments, 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, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on behalf of Grantor above.

Given under my hand and seal this 19 day of August, 2022.

Notary Public

My Commission Expires:

LORINE S. CANTRELL
My Commission Expires
June 21, 2025



20220830000338880 3/3 \$455.00 Shelby Cnty Judge of Probate, AL 08/30/2022 10:53:16 AM FILED/CERT

### Real Estate Sales Validation Form

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

Grantor's Name:	Grantee's Name:
Estate of Roy L. Martin	Southern Landmark, LLC
Mailing Address:	Mailing Address:
2205 Highway 35	745 Chestnut Park Lane
Pelham, AL 35124	Hoover, Alabama 35226
Property Address: 150 and 160 Piper Lane	Date of Sale: <u>August 29, 2022</u> Total Purchase Price or Actual Value or
Alabaster, AL 35007	Assessor's Market Value: \$425,000.00
The purchase price or actual value claimed on this for (check one) (Recordation of documentary evidence is Bill of Sale	orm can be verified in the following documentary evidence: is not required)  Appraisal
Contract Other	Closing Statement X
If the conveyance document presented for recordation filing of this form is not required.	on contains all of the required information referenced above, the
Instructions:	
Grantor's name and mailing address - provide the natheir current mailing address.	me of the person or persons conveying interest to property and
Grantee's name and mailing address - provide the national being conveyed.	me of the person or persons to whom interest to property is
Property address - the physical address of the proper	ty being conveyed, if applicable.
Date of Sale - the date on which interest to the prope	erty was conveyed.
Total purchase price - the total amount paid for the pays the instrument offered for record.	ourchase of the property, both real and personal, being conveyed
	tue value of the property, both real and personal, being conveyed videnced by an appraisal conducted by a licensed appraiser or
use valuation, of the property as determined by the le	ned, the current estimate of fair market value, excluding current ocal official charged with the responsibility of valuing property yer will be penalized pursuant to Code of Alabama 1975 Section
	the information contained in this document is true and accurate.  d on this form may result in the imposition of the penalty  (h).
Date: August 29, 2022	(vanified by Capatan/Capatan/Capatan) Cinala One
Form RT-1	(verified by Grantor/Grantee/Agent) Circle One Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin