

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-22-28723

Send Tax Notice To: Lowell N. Martin
Debra B. Martin

2400 Hwy 57
Vincent AL 35178

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 **Forty Five Thousand Dollars and No Cents (\$45,000.00)**, 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, **Mark A. Reynolds, Sr.**, a Single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lowell N. Martin and Debra B. Martin**, (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 taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or spouse, if any.

\$38,250.00 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 28th day of October, 2022.

Mark A. Reynolds, Sr.
Mark A. Reynolds, Sr.

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mark A. Reynolds, Sr., 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 28th day of October, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 18 South, Range 2 East; thence run westerly a distance of 1,575.02 feet to a point; thence turn 119 degrees 40 minutes 10 seconds right and run a distance of 198.73 feet to a point; thence turn 12 degrees 53 minutes right and run a distance of 46.60 feet to the point of beginning; thence continue along last described course a distance of 175.12 feet to a point; thence turn an angle of 47 degrees 26 minutes 50 seconds to the right and run a distance of 979.19 feet to a point on the West right of way line of Shelby County Highway #57; thence turn an angle of 99 degrees 19 minutes 52 seconds right and run a distance of 125.76 feet along said right of way line to a point; thence turn an angle of 80 degrees 14 minutes 50 seconds to the right and run westerly a distance of 1075.46 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

A part of the North 1/2 of the Southwest 1/4 of Section 23, Township 18 South, Range 2 East; Commence to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 18 South, Range 2 East; thence run westerly a distance of 405.25 feet; thence continue along last described course a distance of 1169.77 feet to a point on top of a ridge line; thence turn an angle of 119 degrees 40 minutes 10 seconds right and run along the top of the ridge line a distance of 198.73 feet to a point; thence turn an angle of 12 degrees 53 minutes right and run along the top of the ridge line a distance of 46.60 feet to a point; thence turn an angle of 47 degrees 26 minutes 50 seconds right and run easterly a distance of 612.33 feet to the point of beginning of the property being described; thence turn an angle of 90 degrees right and run a distance of 15.00 feet; thence turn an angle of 90 degrees left and run a distance of 30.85 feet; thence an angle of 90 degrees left and run a distance of 30.85 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/28/2022 03:16:06 PM
 \$73.00 BRITTANI
 20221028000405830

Allen 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	Mark A. Reynolds, Sr.	Grantee's Name	Lowell N. Martin Debra B. Martin
Mailing Address	<u>PO Box 44, Vincent</u> <u>AL 35178</u>	Mailing Address	<u>2400 Hwy 57</u> <u>Vincent, AL 35178</u>
Property Address	<u>Hwy. 57</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>October 28, 2022</u>
		Total Purchase Price	<u>\$45,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 October 26, 2022

Print Mark A. Reynolds, Sr.

 Unattested

Sign *Mark A. Reynolds, Sr.*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)