


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

**SEND TAX NOTICE TO:**  
**Kibera Holdings, Inc.**  
**2107 5<sup>th</sup> Avenue North, Suite 301**  
**Birmingham, AL 35203**

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

**STATUTORY WARRANTY DEED**

  
20230109000007390 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/09/2023 03:14:32 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Two Hundred Thirty-five Thousand and No/100 Dollars (\$235,000.00) to the undersigned grantor, Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case Number PR-2019-000726, in hand paid by Kibera Holdings, Inc., an Alabama corporation, the receipt whereof is hereby acknowledged, the said Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case Number PR-2019-000726 (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Kibera Holdings, Inc., an Alabama corporation (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey and map of the Preserve, as recorded in Map Book 42, Page 16, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current ad valorem taxes; (2) All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records; (3) Easement to Alabama Power Company recorded in Inst. 2018011800018110; (4) Permit to Alabama Power Company recorded in Deed Book 103, Page 486, and Deed Book 165, Page 122, in the Probate Office; (5) Restrictions recorded in Real Book 265, Page 628, Inst. No. 1993-7914 and Instrument No. 1991-7914, in said Probate Office; (6) Covenant regarding sewage disposal recorded in Inst. No. 2004112400064768, in said Probate Office; (7) Right of way to Shelby County as recorded in Deed Book 244, Page 19, in said Probate Office; (8) Condemnation recorded in Inst. No. 1993-4129, in said Probate Office; (9) Easements and set back lines as shown on recorded map; (10) Reservations of wet lands in Inst. No. 2000-2926 and Inst. No. 20070730000352140 in said Probate Office; (11) Part of caption lands are within "wet land easement" as shown on recorded plat. THIS AND ALL CONSEQUENCES ARE HEREBY EXCEPTED; (12) Title to mineral and mining rights and privileges belonging thereto as set out in Deed Book 352, Pages 805 and 818; (13) Building set back line as shown by recorded map; (14) Wet lands as shown on recorded map.

\$235,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



20230109000007390 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
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**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).

**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be executed on this the 9<sup>th</sup> day of January, 2023.

**WITNESS:**

\_\_\_\_\_

  
Michael L. Wood, as Personal Representative  
of the Estate of Roy L. Martin, Shelby County  
Probate Case Number PR-2019-000726

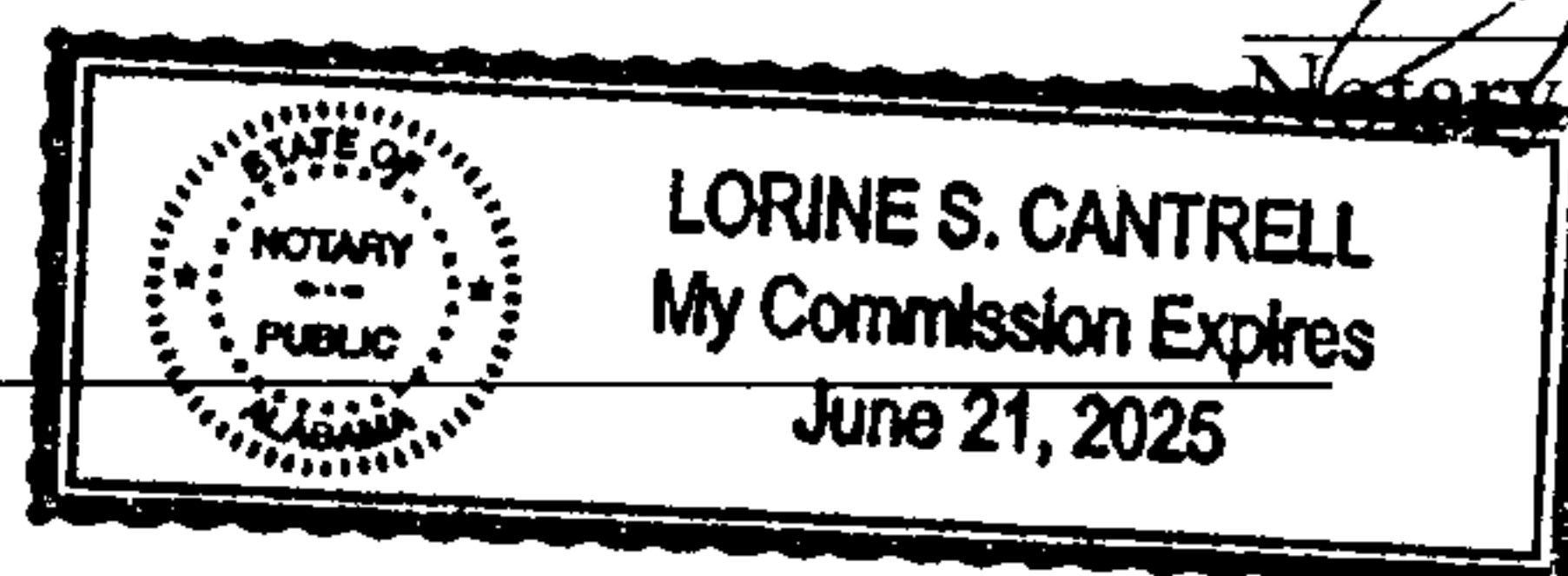
**STATE OF ALABAMA     )  
COUNTY OF SHELBY    )**

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 Number PR-2019-000726, 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, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9<sup>th</sup> day of January, 2023.

  
Notary Public

My Commission Expires:





**Real Estate Sales Validation Form**

20230109000007390 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/09/2023 03:14:32 PM FILED/CERT

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

Grantor's Name:  
Estate of Roy L. Martin  
Mailing Address:  
2205 Highway 35  
Pelham, AL 35124

Grantee's Name:  
Kibera Holdings, Inc.  
Mailing Address:  
2107 5<sup>th</sup> Avenue North, Suite 301  
Birmingham, AL 35203

Property Address:  
108 Preserve Circle  
Alabaster, AL 35007

Date of Sale: January 9, 2023  
Total Purchase Price or Actual Value or  
Assessor's Market Value: \$235,000.00

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)

Bill of Sale \_\_\_\_\_  
Contract \_\_\_\_\_  
Other \_\_\_\_\_

Appraisal \_\_\_\_\_  
Closing Statement X

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 applicable.

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.

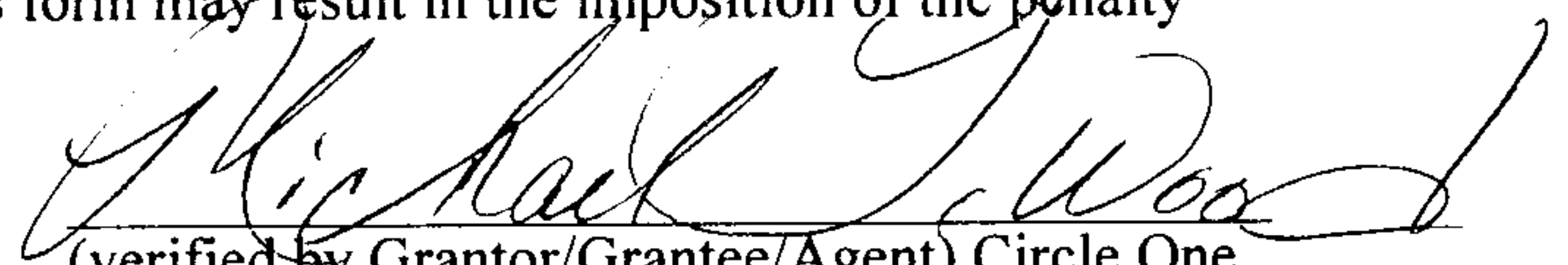
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provide 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 Section 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 Section 40-22-1 (h).

Date: January 9, 2023

Form RT-1

  
(verified by Grantor/Grantee/Agent) Circle One  
**Michael L. Wood, as Personal Representative**  
**of the Estate of Roy L. Martin**