


**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, AL 35226**

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

**STATUTORY WARRANTY DEED**

  
20230109000007430 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/09/2023 03:14:36 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Five Hundred Seventeen Thousand and No/100 Dollars (\$517,000.00) 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, in hand paid by Southern Landmark, LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, the said 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 (referred to herein as "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:

A parcel of land located in the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the SW corner of said Section 13; thence run East along the South line of said Section 13, a distance of 969.65 feet to the easterly right of way of U.S. Highway #31; thence turn left 102 degrees 06 minutes 33 seconds along said right of way a distance of 227.60 feet to the point of beginning; thence continue along said right of way a distance of 25.52 feet; thence turn right 101 degrees 57 minutes 15 seconds a distance of 427.71 feet; thence turn right 79 degrees 29 minutes 16 seconds a distance of 126.79 feet; thence turn right 100 degrees 48 minutes 52 seconds a distance of 201.54 feet; thence turn right 90 degrees 00 minutes 00 seconds a distance of 98.61 feet; thence turn left 90 degrees 18 minutes 08 seconds a distance of 244.53 feet to the point of beginning; being situated in Shelby County, Alabama. LESS and EXCEPT any portion of said property which lies within the right of way of Martin Street.

**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) Permits to Alabama Power Company recorded in Deed Book 101, Page 517; Deed

Book 105, Page 22 and Deed Book 170, Page 290; (4) Title to mineral and mining rights and privileges belonging thereto; (5) Possible encroachment by building located on Parcel lying South of Caption lands as shown by tax records of Shelby County, Alabama.

\$517,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


**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

**ROY MARTIN CONSTRUCTION, LLC  
BY ROY L. MARTIN, SOLE MEMBER,  
(NOW DECEASED)**

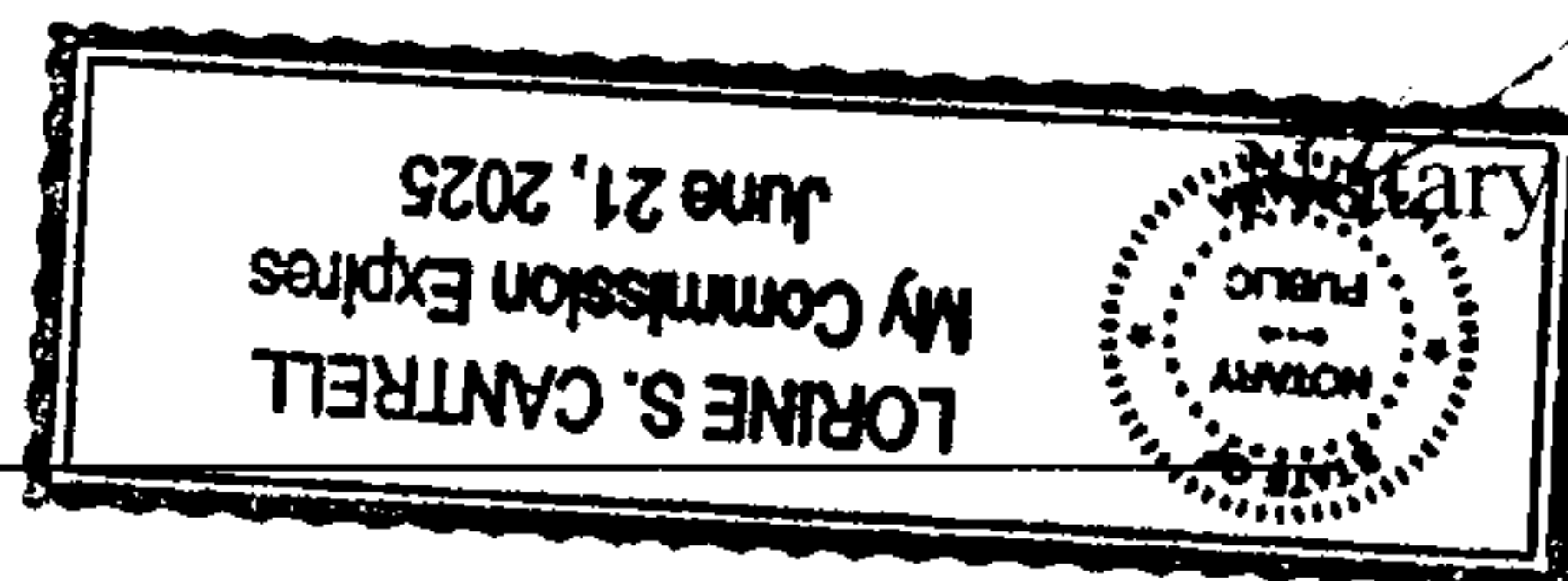
By:   
Michael L. Wood, as Personal Representative  
of the Estate of Roy L. Martin, Shelby County  
Probate Case Number PR-2019-000726

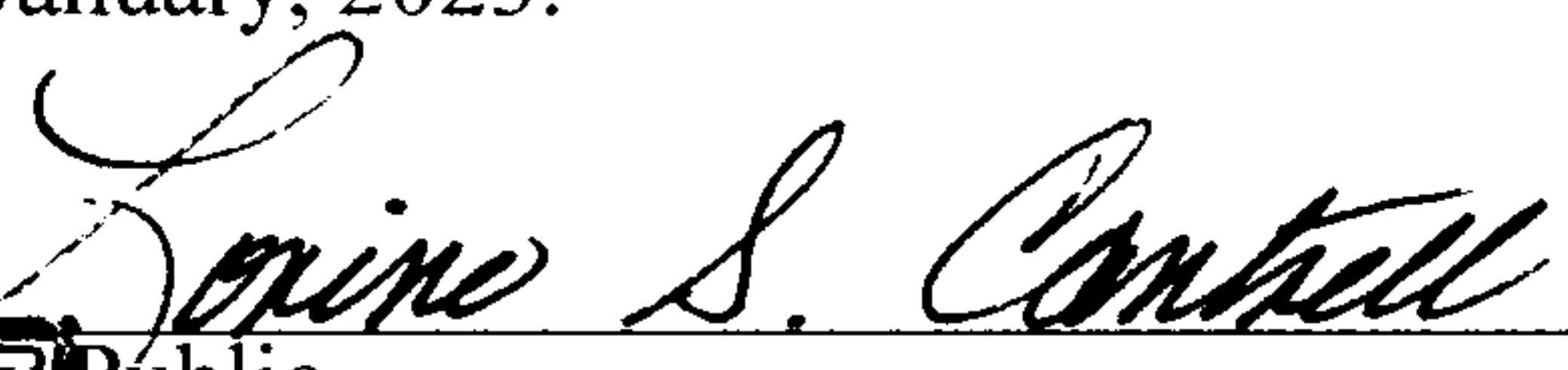
**STATE OF ALABAMA     )  
COUNTY OF SHELBY    )**

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.

My Commission Expires:



  
Lorine S. Cantrell  
Notary Public





20230109000007430 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/09/2023 03:14:36 PM 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:

Estate of Roy L. Martin

Mailing Address:

2205 Highway 35

Pelham, AL 35124

Grantee's Name:

Southern Landmark, LLC

Mailing Address:

745 Chestnut Park Lane

Hoover, AL 35226

Property Address:

3147 Pelham Parkway

Pelham, Alabama 35124

Date of Sale: January 9, 2023

Total Purchase Price or Actual Value or

Assessor's Market Value: \$517,000.00

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.

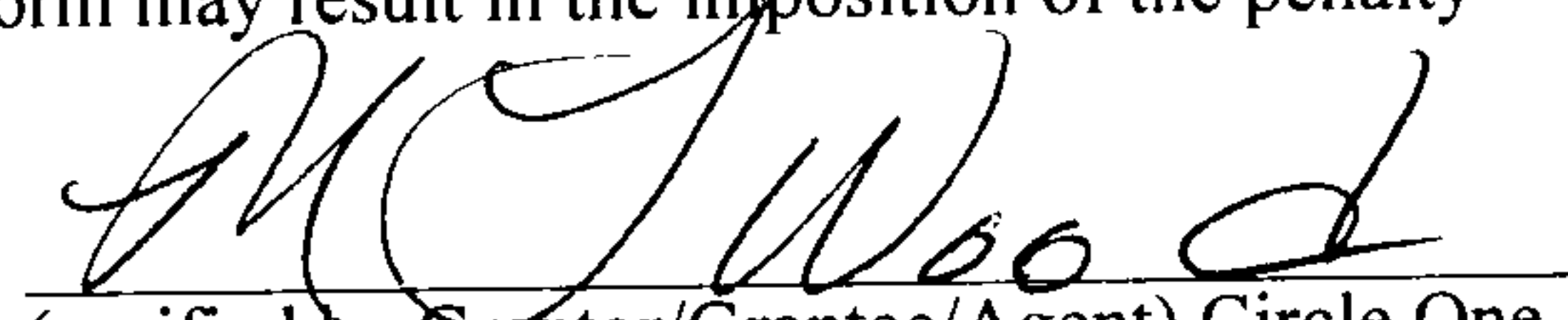
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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**