

Parcel I.D. #:

Send Tax Notice To: Adelaido Martin & Irma Martin

WARRANTY DEED
Joint Tenancy With Right of Survivorship



20230125000020260 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
01/25/2023 09:35:41 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Seventy-Two Thousand Five Hundred Dollars and 00/100 (\$ 172,500.00), the receipt of sufficiency of which are hereby acknowledged, that **Clifford Terry Gregg, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Adelaido Martin and Irma Martin**, hereinafter known as the GRANTEE;

Parcel I: Commence at the Southwest corner of the NE 1/4 of the SW 1/4, Section 6 , Township 22 South, Range 2 West, Shelby County, Alabama, and run thence North along the West line of said 1/4-1/4 a distance of 211.40 feet to a point on the Northwest right of way line of Shelby County Highway No. 22; Thence turn an angle of 54 degrees 36 minutes 57 seconds to the right and run Northeasterly along said highway right of way line a distance of 95.88 feet to the Point of Beginning of the property being described; Thence continue along last described course a distance of 130.86 feet to a steel pin corner; Thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Northwesterly a distance of 332.88 feet to a steel pin corner; Thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Southwesterly a distance of 130.86 feet to a steel pin corner; Thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Southeasterly a distance of 32.88 feet to the Point of Beginning. Situated in Shelby County, Alabama.

AND

Parcel II: My undivided one-half interest in and to a lot of land situated in the NE 1/4 of NW 1/4, Section 12, Township 22 South, Range 3 West, more particularly described as follows: Beginning at the SW corner of the said NE 1/4 of NW 1/4 and run thence Easterly along the South boundary of said 1/4-1/4 Section 300 feet; Thence North and parallel with the West boundary of said 1/4-1/4 Section 250 feet; Thence Westerly and parallel with the South boundary of said 1/4-1/4 Section 300 feet to the West boundary of said 1/4-1/4 Section; Thence Southerly along the West boundary of said 1/4-1/4 Section 250 feet to the Point of Beginning.



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Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20221117000426420 and # 20190910000332350, respectively, in the Probate Judge's Office of Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

A PURCHASE MONEY MORTGAGE WAS RECORDED SIMULTANEOUSLY HERewith IN THE AMOUNT OF \$172,500.00.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 24 Day of JAN., 2023.

CLIFFORD TERRY GREGG

Grantor



20230125000020260 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Clifford Terry Gregg, a married man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24 Day of
JAN., 2023.

NOTARY PUBLIC

My Commission Expires: 2/28/2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

20230125000020260 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Terry Gregg
Mailing Address 164 Albright Farm Rd.
Montevallo, AL 35115

Grantee's Name Adelaide Martin
Mailing Address 515 Galt Springs Rd
Alabaster, AL 35009

Property Address 5880 Hwy. 16
Montevallo, AL 35115
8889 Hwy. 22
Calera, AL 35040

Date of Sale 1/24/23
Total Purchase Price \$ 172,500.-
or
Actual Value \$
or
Assessor's Market Value \$

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
☐ 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 1/24/23

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1