

This Instrument was Prepared by:

Send Tax Notice To: Ubaldo Martinez  
Atheena D. Martinez

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

File No.: S-22-28809

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 **Seventy Eight Thousand Dollars and No Cents (\$78,000.00)**, 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, **Estate of Samuel G. Horton, deceased, Probate Case PR-2022-000328, in the Probate Office of Shelby County, Alabama,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ubaldo Martinez and Atheena D. Martinez**, as joint tenants with right of survivorship (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 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Samuel G. Horton was the surviving grantee in Inst No. 20030624000396800 and Inst No. 20150427000136220, Probate Office Shelby County, Alabama; the other grantee Gwendolyn F. Horton, died or about September 22, 2021.

\$0.00 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 1st day of February, 2023.

ESTATE OF SAMUEL G. HORTON, DECEASED,  
PROBATE CASE PR-2022-000328, IN THE  
PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA

  
Angela D. Armstrong  
Personal Representative

State of Alabama

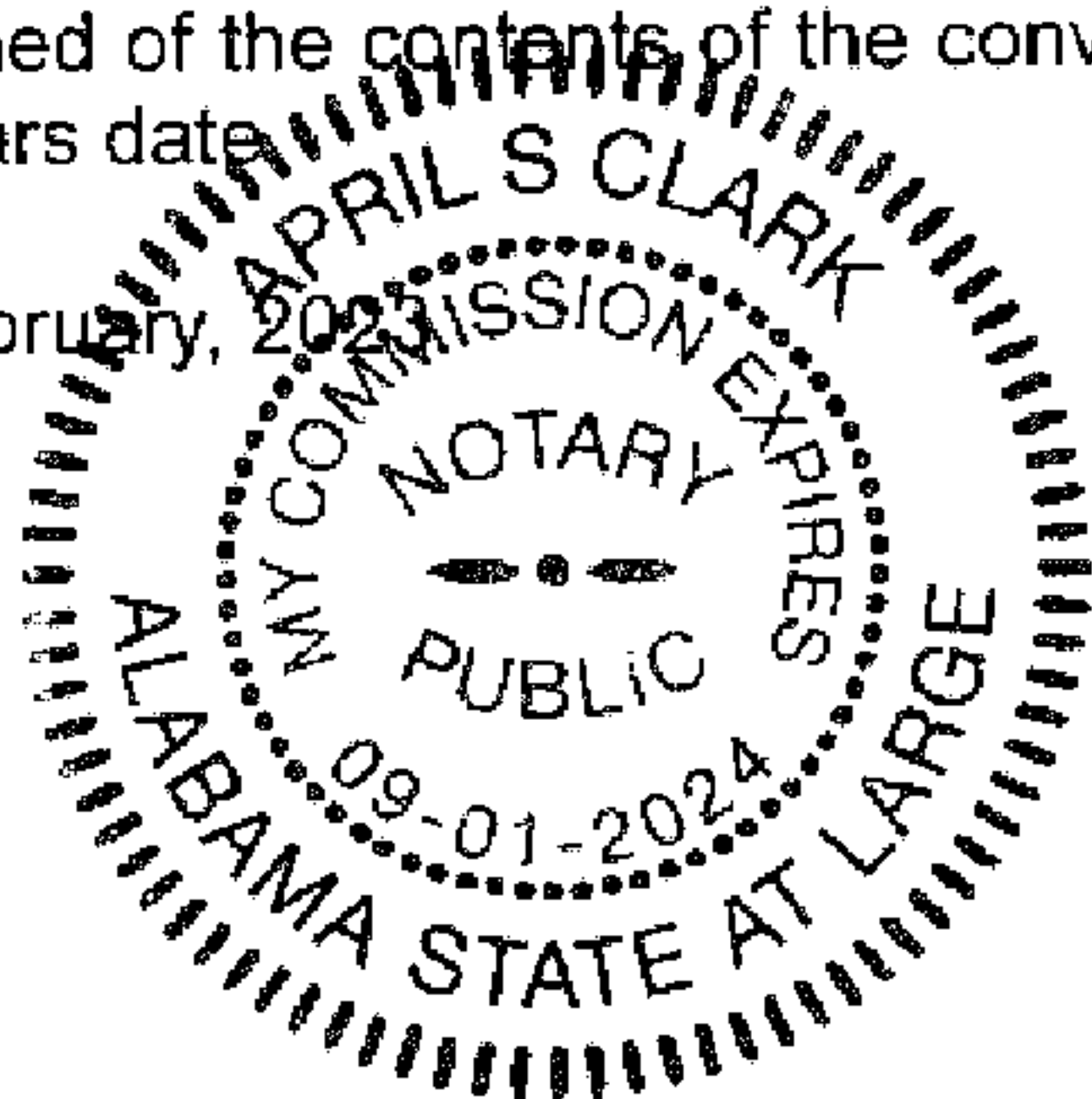
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Estate of Samuel G. Horton, deceased, Probate Case PR-2022-000328, in the Probate Office of Shelby County, Alabama, 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 1st day of February, 2023.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

A lot in the Town of Columbiana, Alabama in Northwest 1/4 of Northeast 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows:

Commencing at the point of intersection of North line of Depot Street in the Town of Columbiana, Alabama with the South right of way line of L & N Railroad tracks; thence running along the North side of Depot Street in a Westerly direction 204 feet to an iron stob; thence North 38 degrees East 112 feet, more or less, to the South right of way of the L & N Railroad track to an iron stob; thence in an Easterly direction along the South boundary line of said right of way 224 feet, more or less, to point of beginning, EXCEPTING that portion conveyed by Dillard McMath and wife Viola McMath by Deed recorded in Deed Book 220, Page 942, in the Probate Office of Shelby County, Alabama.

**PARCEL II:**

A portion of that certain lot or parcel of land lying and being in the Town of Columbiana, Alabama and conveyed by J.H. Compton and wife to J.T. Barnett by deed dated Dec. 27, 1920, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 75, Page 162, described as follows:

Commencing at the SW corner of Grantee's property on the North side of Depot Street in the Town of Columbiana, Alabama, which is marked by an iron stob; run thence in an Easterly direction along the North side of Depot Street a distance of 93 feet to the Point of beginning of the lot herein conveyed; thence run N 38 deg. E and parallel with the Western boundary line of Grantee's property a distance of 93 feet, more or less, to the SW boundary line of the R/W of the L & N RR; thence run in a Southeasterly direction along the Southerly boundary line of the R/W of said RR a distance of 192 feet, more or less, to the point of intersection of the SW boundary line of said RR R/W and the North side of Depot Street; run thence in a Westerly direction along the North side of Depot Street a distance of 111 feet, more or less to the Point of Beginning and being a part of the W 1/2 of NE 1/4 of Section 26, Township 21 South, Range 1 West.

LESS & EXCEPT any road rights of way of record.

**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 Samuel G. Horton,<br>deceased, Probate Case<br>PR-2022-000328, in the Probate<br>Office of Shelby County, Alabama | Grantee's Name          | Ubaldo Martinez<br>Atheena D. Martinez               |
| Mailing Address  | <u>545 Simpson Rd</u><br><u>Wilsonville, AL 35186</u>                                                                       | Mailing Address         | <u>4869 Stonecreek Way</u><br><u>Calera AL 35240</u> |
| Property Address | <u>202 - 300 Depot Street</u><br><u>Columbiana, AL 35051</u>                                                                | Date of Sale            | <u>February 01, 2023</u>                             |
|                  |                                                                                                                             | Total Purchase Price    | <u>\$78,000.00</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 January 30, 2023

Print Estate of Samuel G. Horton, deceased, Probate  
Case PR-2022-000328, in the Probate Office of  
Shelby County, Alabama



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/01/2023 02:43:31 PM  
\$106.00 PAYGE  
20230201000027340

*Angel D. Armstrong* Form RT-1

*Allen S. Byrd*