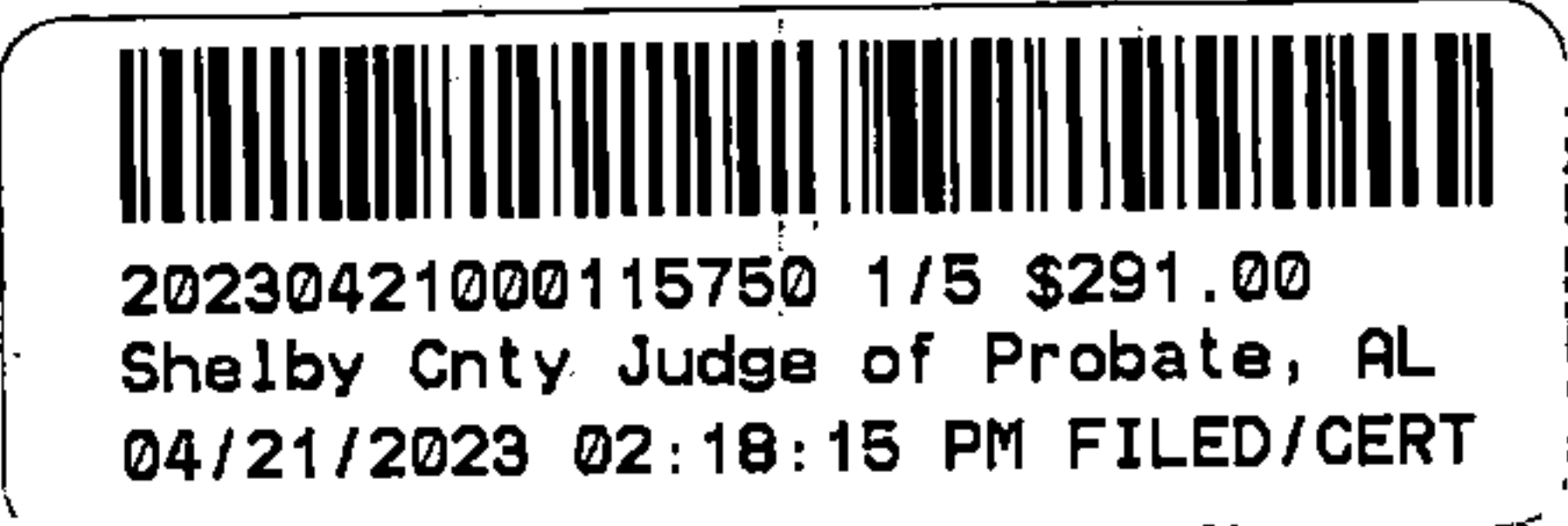


Send Tax Notice to:  
Mr. and Mrs. Eddie J. Martin  
P. O. Box 116  
Shelby, Alabama 35143

This instrument was prepared by:  
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD  
113 North Main Street  
P. O. Box 587  
Columbiana, Alabama 35051



**GENERAL WARRANTY DEED**

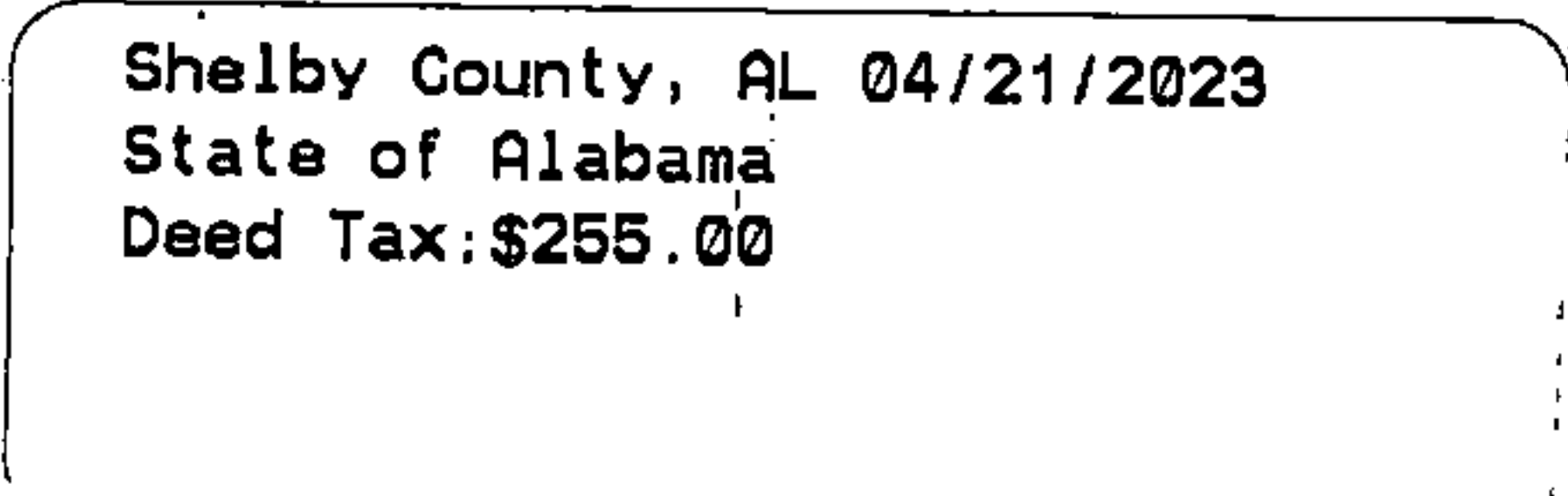
STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and 00/100 Dollar (\$1.00), love and affection and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **EDDIE J. MARTIN** and wife, **ANNETTE MARTIN** (herein referred to as Grantors), do grant, bargain, sell and convey unto **JUSTIN EDDIE MARTIN, ELLIE M. LITTLETON, SKYLER J. MARTIN,** and **GRAYSON B. LITTLETON** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Commence at the point of beginning which is the NW corner of the SE 1/4 of the NW 1/4 of Section 8, Township 24 North, Range 15 East in Shelby County, Alabama; thence run North 88 degrees 30 minutes East along the 1/4-1/4 line a distance of 1320 feet to a point; thence run South 1 degree 30 minutes East a distance of 1320.4 feet to a point; thence run South 88 degrees 30 minutes West a distance of 1320 feet to a point; thence run North 1 degree 30 minutes West a distance of 1320.2 feet to the point of beginning. This land being and lying in the SE 1/4 of the NW 1/4 of Section 8, Township 24 North, Range 15 East, in Shelby County, Alabama. LESS AND EXCEPT the following right-of-way: Commence at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 8, Township 24 North, Range 15 East and run due East along the North line of said 1/4-1/4 Section 1320 feet, more or less, to the East line of said 1/4-1/4 Section; thence turn to the right and run South along the East line of said 1/4-1/4 Section 60 feet to a point; thence turn to the right and run West parallel with the North line of said 1/4-1/4 Section 1320 feet, more or less, to the West line of said 1/4-1/4 Section; thence turn to the right and run in a Northerly direction along the West line of said 1/4-1/4 Section 60 feet to the point of beginning of the right-of-way herein described, being in and part of the SE 1/4 of the NW1/4 of Section 8, Township 24 North, Range 15 East, Shelby County, Alabama.**

**All that part of the SW 1/4 of NW 1/4, Section 8, Township 24 North, Range 15 East, lying East of the West boundary of a public dirt road running generally north and south through the Eastern portion of said 1/4-1/4 Section. 2 acres more or less.**





Also, all that part of the NE 1/4 of NW 1/4, Section 8, Township 24 North, Range 15 East, lying South of the centerline of a public dirt road and a public paved road running generally east and west through the Southern portion of said 1/4-1/4 section. 3 acres more or less.

Also, all our right, title, and interest in and to the easement running East and West across the North portion of the SE 1/4 of NW 1/4, Section 8, Township 24 North, Range 15 East, as described in deed recorded in Real Book 247, page 886, in the Probate Office of Shelby County, Alabama.

Subject to all recorded rights-of-way and public roads.

Also, an easement for access, right-of-way, and utility use over and along the existing roads on the property, as shown by Exhibit "A", and made a part and parcel hereof.

Each Grantee shall receive that portion of the above described property as shown on Exhibit "A", and made a part and parcel hereof. The said parcels are generally divided by existing roads and fences, as shown on Exhibit "A". The Grantees may need to have their parcels surveyed in order to get exact property descriptions, but the Grantors believe the Grantees understand the conveyances herein, and will respect the Grantors' designations.

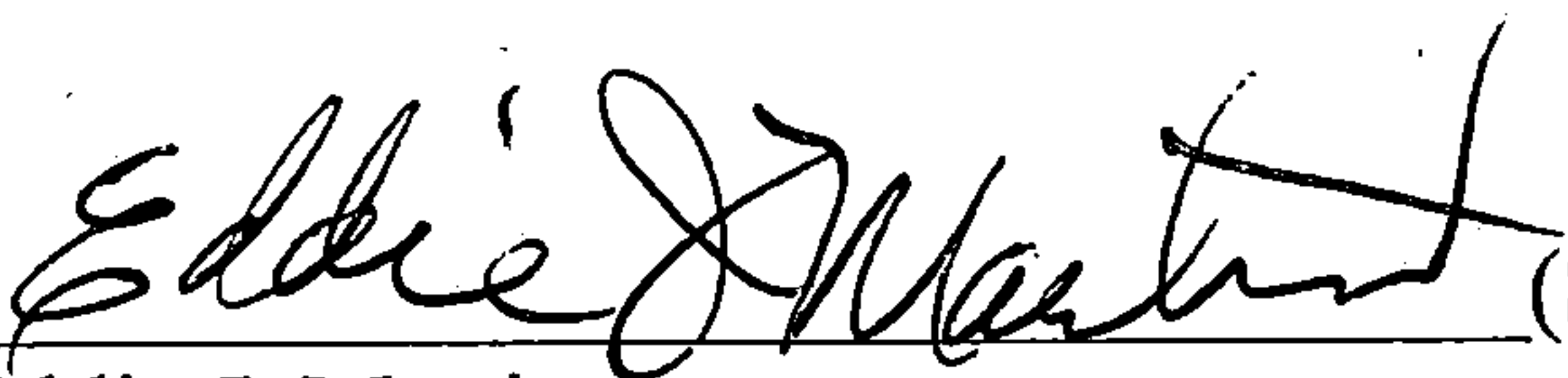
Less and except approximately one (1) acre heretofore conveyed to Skyler J. Martin.

SUBJECT TO A LIFE INTEREST OR LIFE ESTATE RESERVED BY THE GRANTORS IN AND TO THE ABOVE DESCRIBED PROPERTY.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3<sup>rd</sup> day of April, 2023.

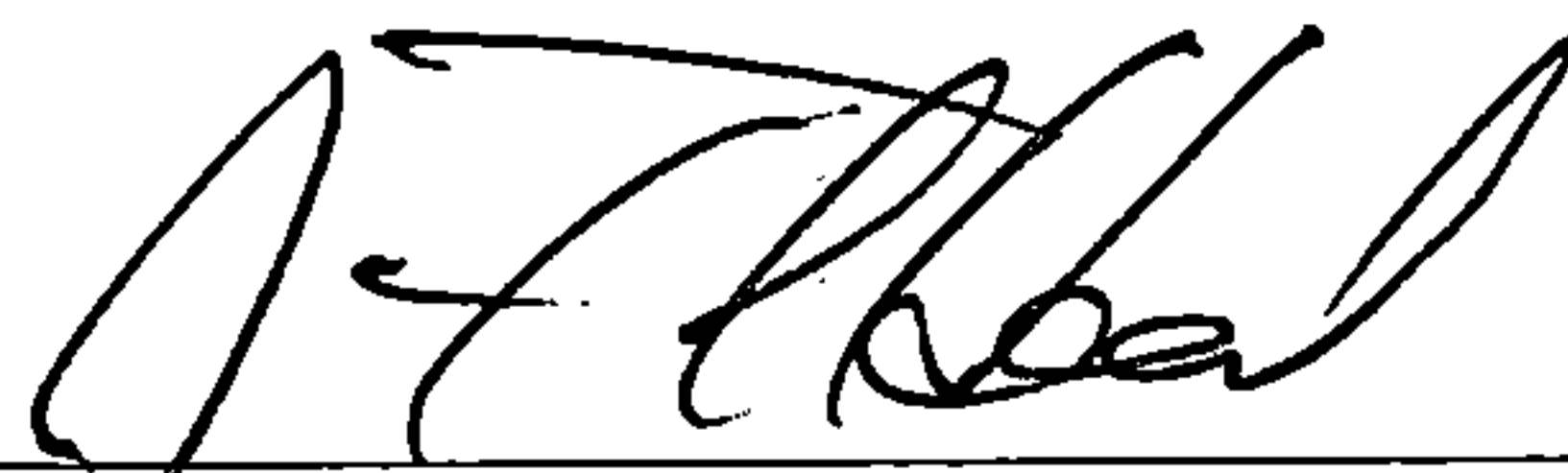
 (SEAL)  
Eddie J. Martin

 (SEAL)  
Annette Martin

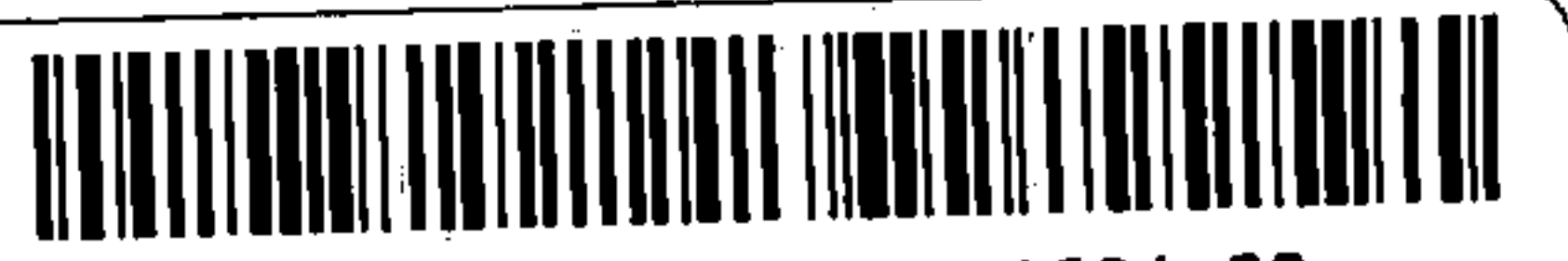
STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Eddie J. Martin and wife, Annette Martin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of April, 2023.

  
Notary Public (SEAL)  
My Commission Expires: 9/27/2023





20230421000115750 4/5 \$291.00  
Shelby Cnty Judge of Probate, AL  
04/21/2023 02:18:15 PM FILED/CERT

EXHIBIT "A"

N



S

Janice Culver

Witness

Walter Fulmer

Witness

Kim M. Foster

Witness

Maria C. Bray

Witness

Annette L. Martin

Annette L. Martin

Eddie J. Martin

Eddie J. Martin



# Real Estate Sales Validation Form

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

Grantor's Name Eddie J. Martin & Annette Martin  
Mailing Address P. O. Box 116  
Shelby, Alabama 35143

Grantee's Name Justin Eddie Martin, Ellie M. Littleton,  
Skyler J. Martin, Grayson B. Littleton  
Mailing Address P. O. Box 116  
Shelby, Alabama 35143

Property Address 1041 Richard Porter Drive  
Shelby, Alabama 35143

Date of Sale April 3, 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 255,000.00



20230421000115750 5/5 \$291.00  
Shelby Cnty Judge of Probate, AL  
04/21/2023 02:18:15 PM FILED/CERT

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 Property Tax Commissioner

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 4-3-2023

Print

☐ Unattested

Kim Foster  
(verified by)

Sign

Eddie J. Martin

Eddie J. Martin  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1