

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

**SEND TAX NOTICE TO:**  
**Charlotte J. Martin**  
**342 Kinross Circle**  
**Pelham, Alabama 35124**

**STATE OF ALABAMA     )**

**COUNTY OF SHELBY     )**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Five Hundred Forty-nine Thousand Nine Hundred and No/100 (\$549,900.00) Dollars and other good and valuable consideration paid to the undersigned grantor, DAL Properties, LLC (herein referred to as "Grantor"), in hand paid by Charlotte J. Martin, the receipt whereof is hereby acknowledged, the said Grantor, does by these presents, grant, bargain, sell and convey unto the said Charlotte J. Martin (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2483, according to the survey of Kinross Highlands at Ballantrae, Phase III, as recorded in Map Book 56, Page 85, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for the year 2023, not yet due and payable; (2) Easements, liens or encumbrances, or claims thereof, not shown by the Public Record; (3) Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records; (4) Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin), as set forth in the document recorded in Instrument No. 20220825000332760 and any amendments thereto, in the Probate Office of Shelby County, Alabama; (5) Covenants for Storm Water Run-off Control as recorded in Instrument No. 20220825000333700, in the Probate Office of Shelby County, Alabama; (6) Such state of facts as set out on recorded plat of Kinross Highlands at Ballantrae, Phase III, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 56, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama; (7) Agreement as set forth in Instrument No. 2001-49511 and Instrument No. 2001-44895; (8) Grant of Easement as recorded in Instrument No. 1995-6002.



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Shelby Cnty Judge of Probate, AL  
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**TO HAVE AND TO HOLD** to the said Grantee, her heirs and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the

18<sup>th</sup> day of May, 2023.

**WITNESSES:**

**DAL PROPERTIES, LLC, an Alabama limited liability company**

By: \_\_\_\_\_

Courtney Hill  
Courtney Hill, as Authorized Agent

**STATE OF ALABAMA     )**

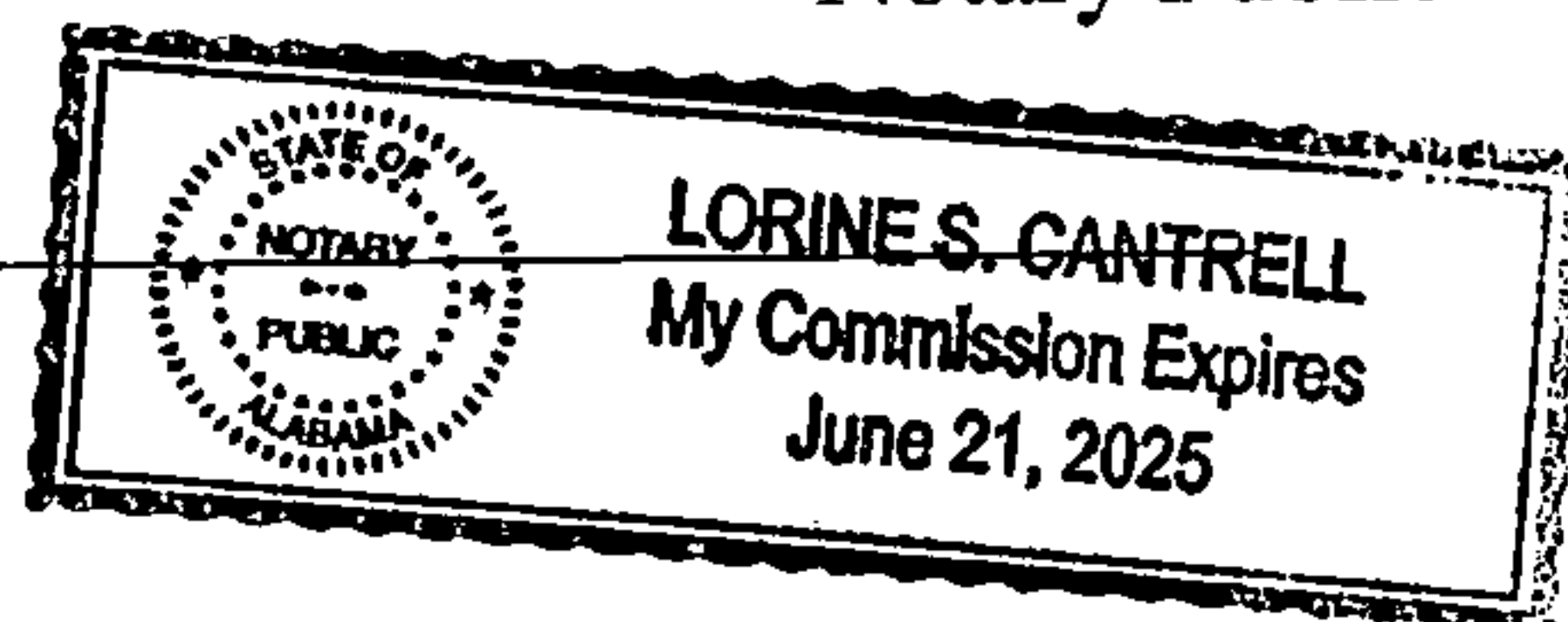
**COUNTY OF SHELBY     )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Courtney Hill, as Authorized Agent for DAL Properties, LLC, an Alabama limited liability company, 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, she, in her capacity as such Authorized Agent, and with full authority, executed the same voluntarily on behalf of said limited liability company.

Given under my hand and seal this 18<sup>th</sup> day of May, 2023.

Lorine S. Cantrell  
Notary Public

My Commission Expires: \_\_\_\_\_





## Real Estate Sales Validation Form

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

Grantor's Name:  
DAL Properties, LLC  
Mailing Address:  
217 Cross Road Drive  
Sterrett, AL 35147

Grantee's Name:  
Charlotte J. Martin  
Mailing Address:  
342 Kinross Circle  
Pelham, Alabama 35124

Property Address:  
342 Kinross Circle  
Pelham, AL 35124

Date of Sale: May 19, 2023  
Total Purchase Price or Actual Value or  
Assessor's Market Value: \$549,900.00

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: May 19, 2023

Form RT-1

DAL PROPERTIES, LLC  
By: Courtney Hill  
(verified by Grantor/Grantee/Agent) Circle One  
Courtney Hill, Authorized Agent

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