
WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Adelaido Martin, a married man, and his wife, Irma Martin** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Andy Gingerich, a married man, and his wife, Amelia Gingerich** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, being more particularly described, as follows:
Commence at the NW corner of Section 3, Township 22 South, Range 1 East; thence run Southerly along the West line of said Section a distance of 466.69 feet to a point; thence turn an angle to the left of 88°18'53" and run 79.61 feet to a point on the Easterly right of way of Shelby County Highway #77, said point being the NW corner of Parcel #1, according to the survey of Jack Johnson Estates, as recorded in Map Book 14, Page 61, in the Probate Office of Shelby County, Alabama; thence turn an angle of 83°09'22" to the right and run in a Southeasterly direction along the Easterly right of way of Shelby County Highway #77, and along the West line of said Parcel #1, a distance of 661.82 feet to the SW corner of said parcel #1, said point being the point of beginning of the property described herein; thence turn an angle of 84°35'38" to the left and run 1; long the South line of said Parcel #1; a distance of 583.30 feet to the Northwest corner of Parcel #4, according to said survey of Jack Johnson Estates; thence turn an angle of 89°56'56" right and run in a Southerly direction along the West line of Parcels #4 and #3, a distance of 470.44 feet to a point on the West line of said Parcel #3, of Jack Johnson Estates; thence turn an angle of 44°11'22" right and run along the Northwest line of said Parcel #3, a distance of 623.16 feet to the Western most corner of said Parcel #3, said point being on the right of way of a prescriptive road; thence turn an angle of 96°5.3'41" to the right and run along said right of way a distance of 80 feet to a point; thence turn an angle of 5°46'25 "right and continue along said right of way a distance of 125.43 feet to a point on the East right of way of Shelby County Highway #77; thence turn an angle to the right of 42°14'37" right and run along said right of way a distance of 178.24 feet to a point; thence turn angle of 15°23 '30" to the left and continue along said right of way a distance of 272.0 feet to a point thence turn an angle of 0°56'07" right and continue along said right of way a distance of 305.32 feet to the point of beginning.

Being the same property conveyed to Adelaido Martin and Irma Martin, by Alabama Quitclaim Deed from Florencio Santillan and Jose Luis Santillan Sanchez, dated December 15, 2022, of record in Instrument No. 20230113000011890, in the Probate Office for Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Property Address: 1800 Hwy 77, Columbiana, AL 35051

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of AUGUST, 2023.

Adelaido Martin
Adelaido Martin

Irma Martin
Irma Martin

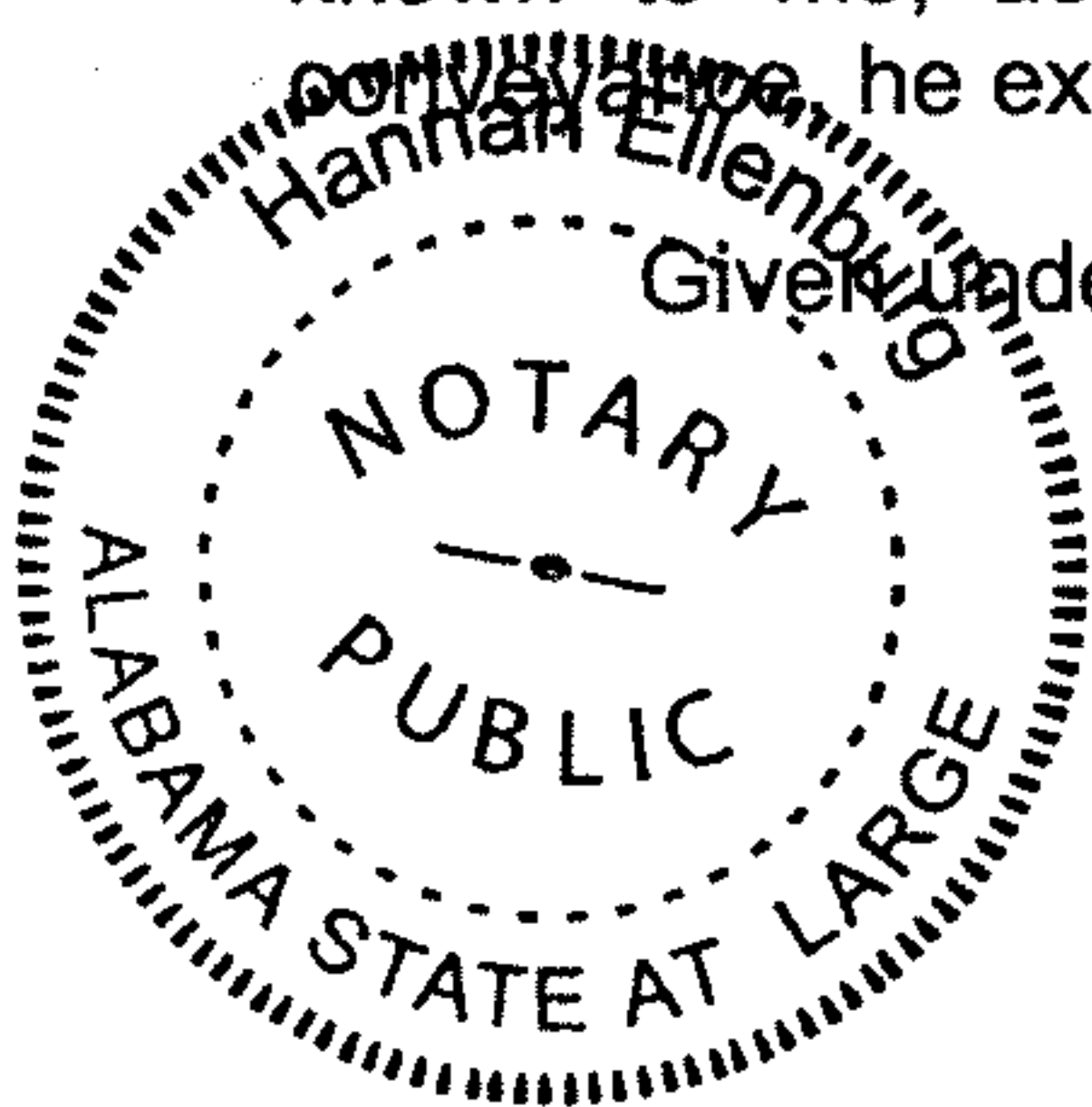
STATE OF ALABAMA)

Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Adelaido Martin**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2023



[Signature]
NOTARY PUBLIC

My Commission Expires: 3/15/24

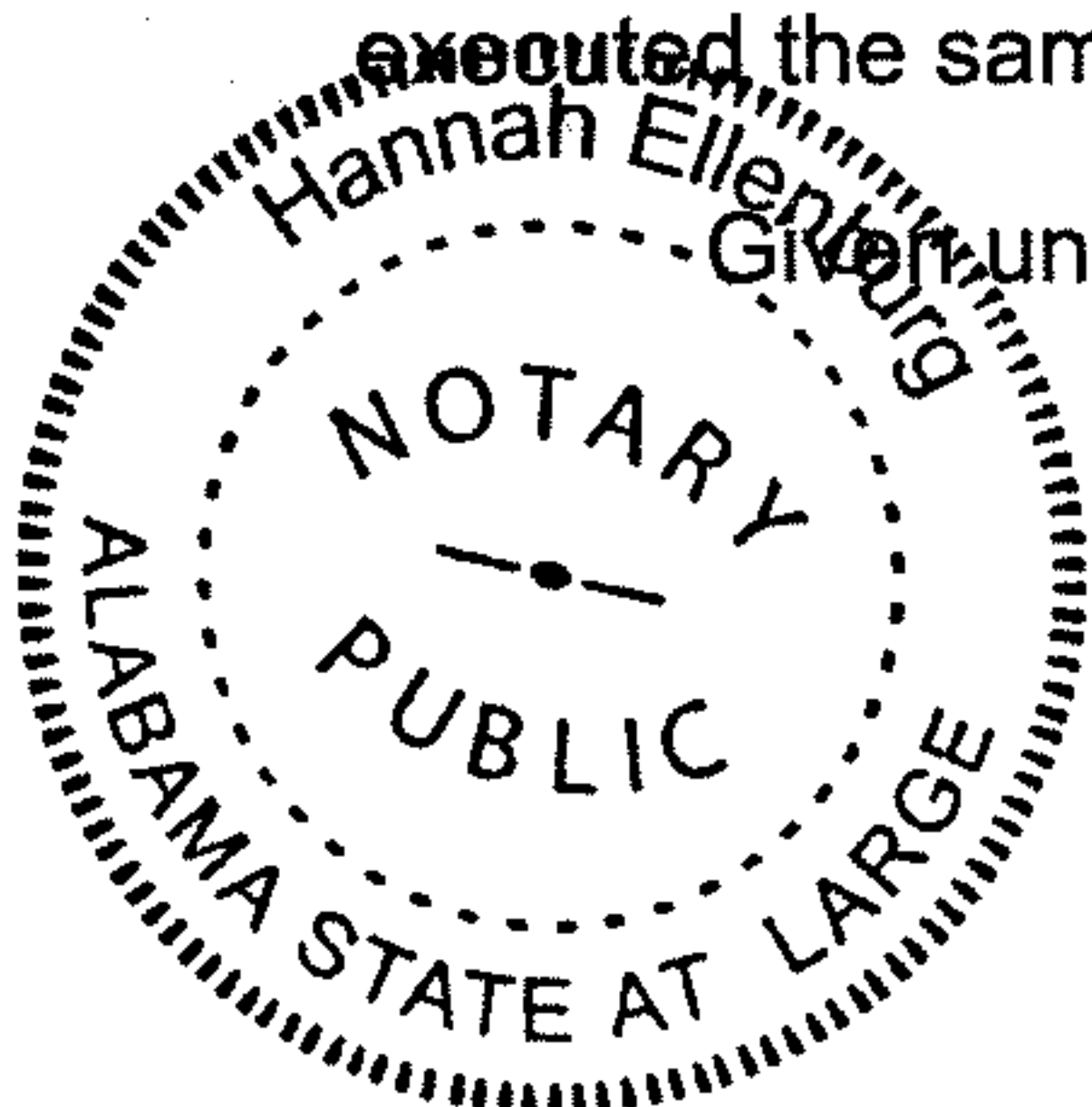
STATE OF ALABAMA)

Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Irma Martin**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2023



[Signature]
NOTARY PUBLIC

My Commission Expires: 3/15/24

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Real Estate Sales Validation Form

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

Grantor's Name Adelaido Martin & Irma

Grantor's Mailing Address 515 FULTON SPRINGS RD. MARTIN
ALABASTER, AL 35007

Grantee's Name Andy & Amelia Gingerich

Grantee's Mailing Address 1800 HWY 77
COLUMBIANA, AL
35051

Property Address 1800 HWY 77
COLUMBIANA, AL
35051

Date of Sale 8/21/23

Total Purchase Price \$ 425,000.-

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 8/21/23

Print Hannah Ellenburg

Unattested _____

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/25/2023 10:43:12 AM
\$39.00 JOANN
20230825000255870

Alvin S. Boyd