


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051


20230925000287410 1/4 \$67.00
Shelby Cnty Judge of Probate, AL
09/25/2023 04:12:21 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Thirty-five Thousand and no/100 Dollars (\$35,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Alice Bube Martin, individually, an unmarried woman, and Alice Bube Martin as personal representative of the estate of William Mack Martin, deceased, as authorized by his will probated in Case No. PR-2021-001051 in the Probate Court of Shelby County, Alabama, (herein referred to as GRANTORS) do grant, bargain, sell and convey to Jimmie C. Dixon and Miranda Dixon (herein referred to as GRANTEES) as joint tenants with right of survivorship the following described real estate and easement situated in Shelby County, Alabama to-wit:


See legal description of land and easement on attached Exhibit A.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record, including rights of others including GRANTORS to use easement described on Exhibit A.


William Mack Martin is one and the same person as William M. Martin, grantee in the deed recorded in Deed Book 345, page 762, in the Probate Office of Shelby County, Alabama.

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.

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 25th day of September, 2023.



Alice Bube Martin



Alice Bube Martin as personal representative

[acknowledgment on following page]

Shelby County, AL 09/25/2023
State of Alabama
Deed Tax: \$35.00

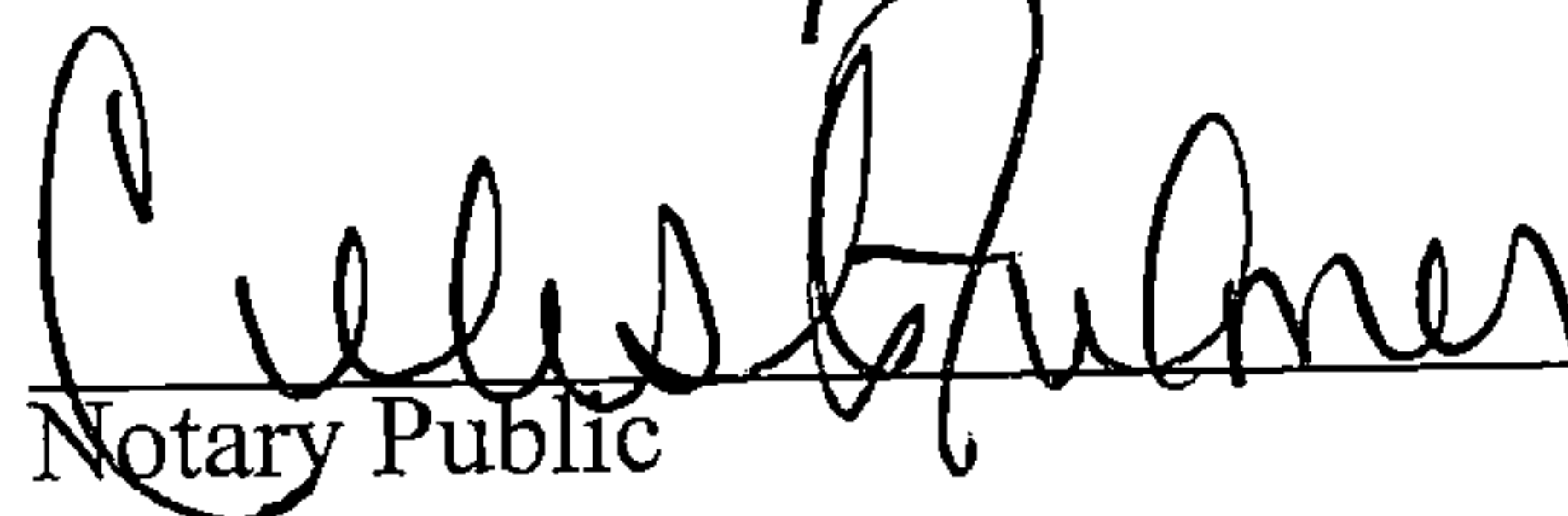


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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alice Bube Martin, whose name individually and as personal representative of the estate of William Mack Martin, deceased, 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 individually and as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2023.



Notary Public

My commission expires: 10-9-24

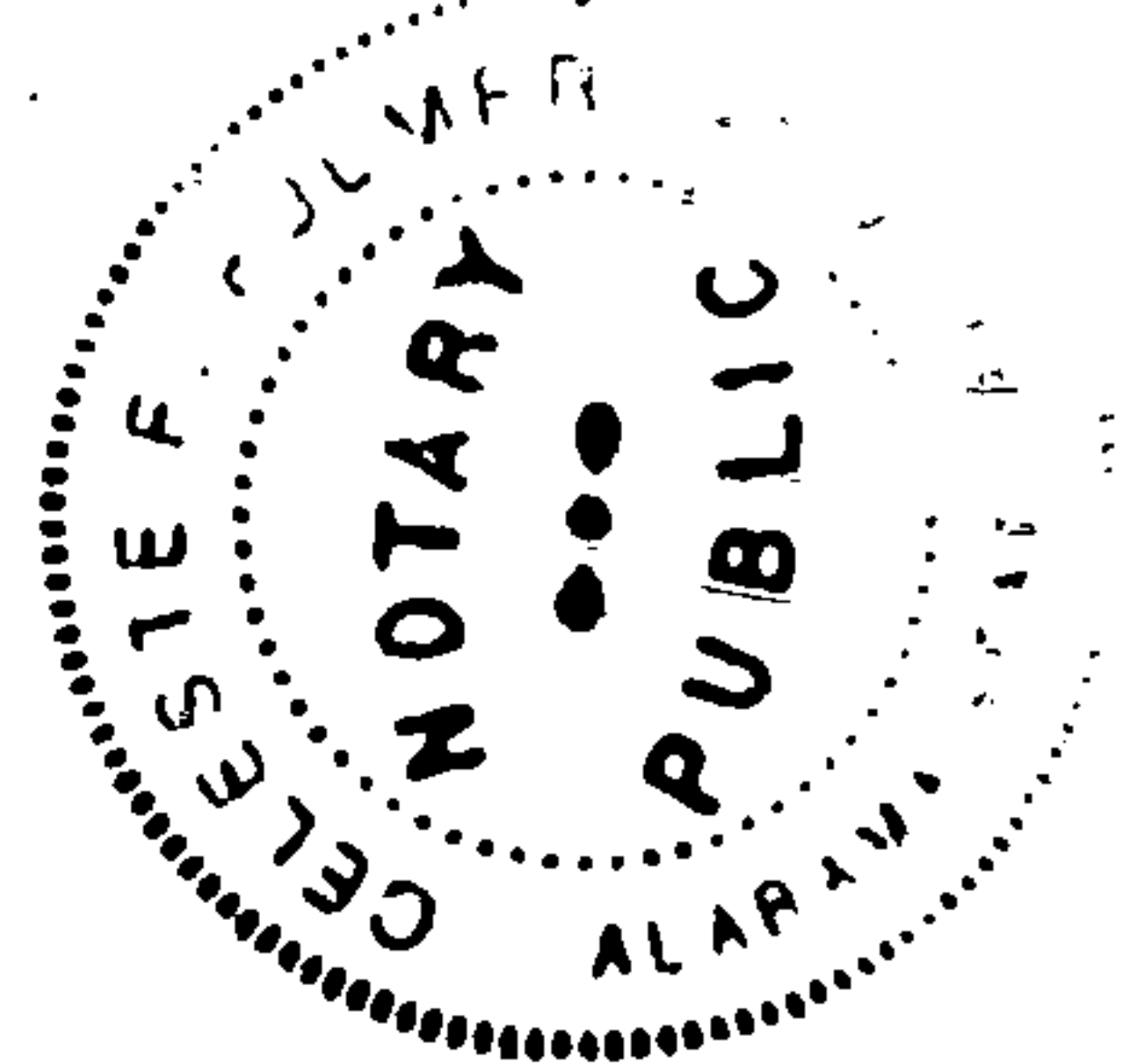


EXHIBIT A



20230925000287410 3/4 \$67.00
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TRACT 2

COMMENCE AT A FOUND RAILROAD RAIL, BEING THE NE CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 89-28'19" W, LONG THE NORTH LINE OF SAID ¼-1/4 FOR 399.93' TO A FOUND 1" CRIMP PIPE; THENCE RUN S 06-38'28" W FOR 427.90' TO THE POINT OF BEGINNING; THENCE RUN S 86-03'56" E FOR 101.84'; THENCE RUN S 11-38'37" E FOR 225.63' TO A CAP REBAR; THENCE RUN S 87-39'48" W FOR 136.55' TO A ½" REBAR; THENCE RUN S 01-38'33" E FOR 18.27' TO A CAP REBAR; THENCE RUN S 87-22'19" W FOR 70.80' TO AN AXLE; THENCE RUN N 06-38'28" E FOR 258.82' TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS.

DESCRIPTION 15' EASEMENT FOR INGRESS AND EGRESS

COMMENCE AT A FOUND RAILROAD RAIL, BEING THE NE CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 89-28'19" W, LONG THE NORTH LINE OF SAID ¼-1/4 FOR 399.93' TO A FOUND 1" CRIMP PIPE; THENCE RUN S 06-38'28" W FOR 267.47'; THENCE RUN S 86-01'57" E FOR 22.08' TO A FOUND ½" REBAR; THENCE RUN S 03-56'30" W FOR 160.24' TO A FOUND ½" REBAR; THENCE RUN S 86-03'56" E FOR 101.84' TO THE POINT OF BEGINNING OF A 15 FOOT EASEMENT FOR INGRESS AND EGRESS, LYING 7.50' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN S 12-35'07" E FOR 58.76'; THENCE RUN S 00-06'45" W FOR 75.90'; THENCE RUN S 26-08'16" E FOR 80.60'; THENCE RUN S 28-41'00" E FOR 82.93' TO THE NORTHERLY RIGHT OF WY LINE OF SHELBY COUNTY HWY 72 AND THE END OF SAID EASEMENT.

Real Estate Sales Validation Form

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

Grantor's Name Alice Bube Martin individually
Mailing Address Estate of William Mack Martin
210 Fawns Way
Pelham, AL 35124

Grantee's Name Jimmie C. Dixon & Miranda Dixon
Mailing Address

Property Address 1065 Hwy 72
Pelham AL
35124

Date of Sale 9-25-23
Total Purchase Price \$35,000.00
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
X 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 9-25-23

Print Alice Bube Martin

Unattested (verified by)

Sign Alice Bube Martin (Grantor/Grantee/Owner/Agent) circle one

