

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby
Presents:

Send Tax Notice To:
ADELAIDO MARTIN and IRMA MARTIN
515 Fulton Springs Rd, Alabaster AL 35007

THAT IN CONSIDERATION OF ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$174,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, RED OAK INVESTORS, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto ADELAIDO MARTIN, and IRMA MARTIN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

From the Southwest corner of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, run North 3 deg. 30 min. West along the West boundary of said NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West for 660 feet; thence turn an angle of 92 deg. 00 min. to the right and run North 88 deg. 30 min. East for 100 feet to the point of beginning of the land herein described, said point of beginning being the Southeast corner of Lot 6, Block 1, of McMillen's Survey of Helena Road, as recorded in Map Book 3, page 116, in the Probate Office of Shelby County, Alabama; thence continue North 88 deg. 30 min. East for 200 feet to a point on the West line of Pine Street (8th Street SW); thence turn an angle of 88 deg. 00 min. to the right and run along the West line of Pine Street (8th Street SW) bearing South 3 deg. 30 min. East for 214 feet; thence turn an angle of 92 deg. 00 min. to the right and run South 83 deg. 00 min. to the right and run North 3 deg. 30 min. West for 214 feet to the point of beginning. This being a part of Lots 14 and 15, in Block 1, according to McMillen's Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

To Have And To Hold unto 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this day of november 2023

RED OAK INVESTORS, LLC

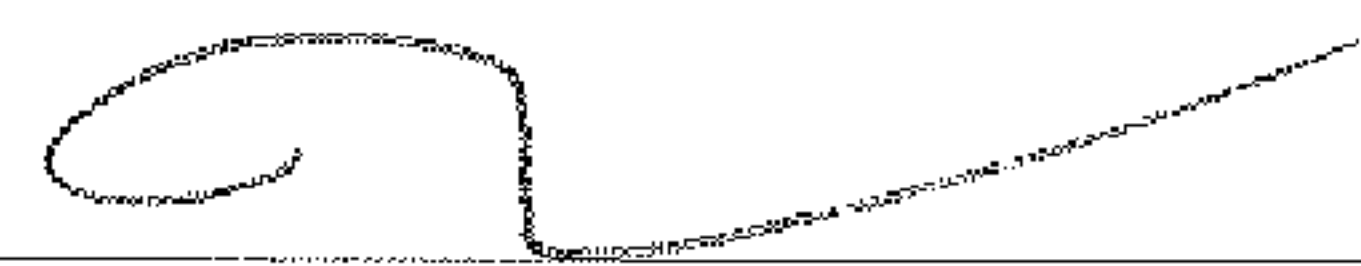


BY: JESSICA PARSON
ITS: MANAGING MEMBER

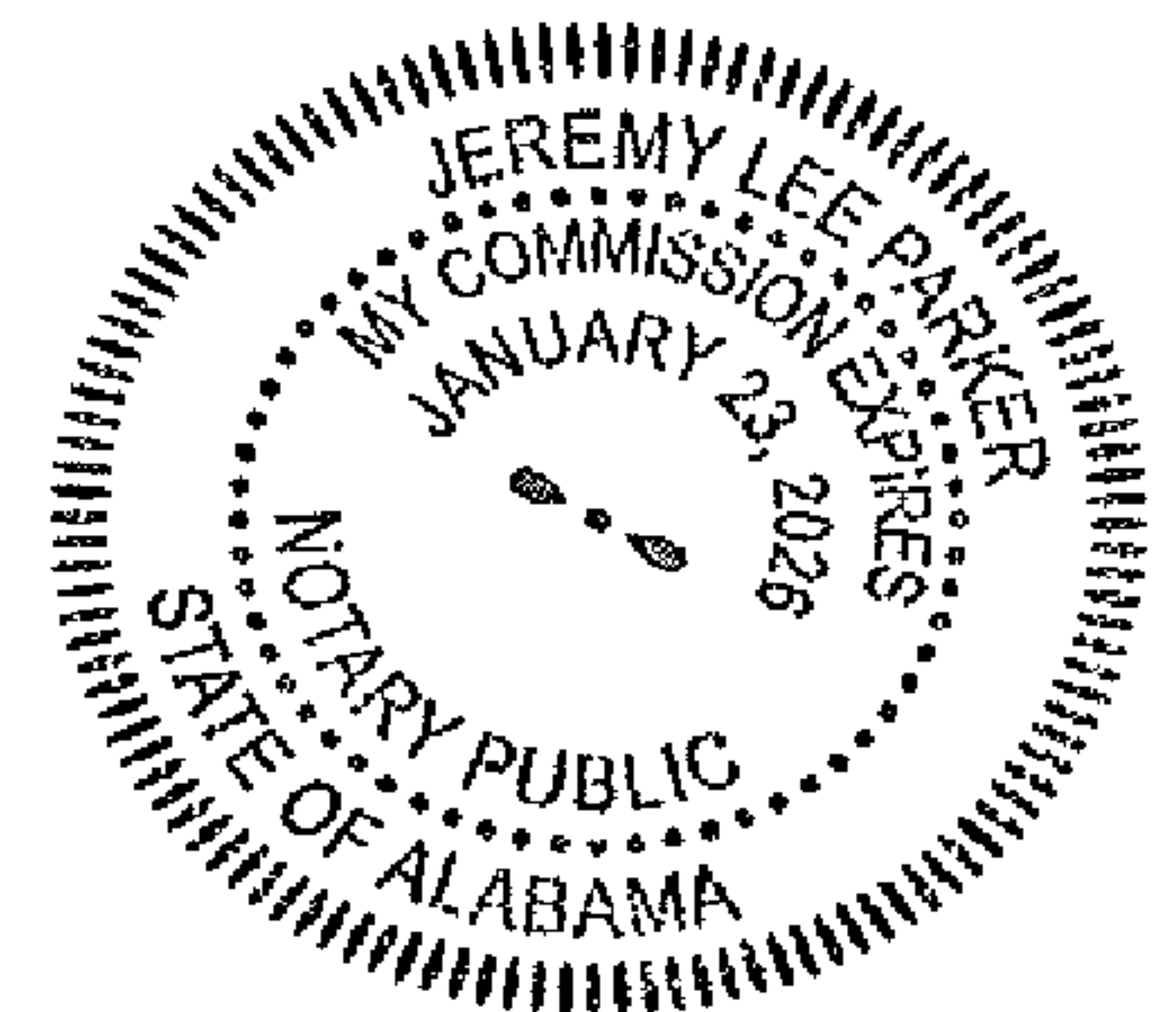
STATE OF ALABAMA
COUNTY OF JEFFERSON

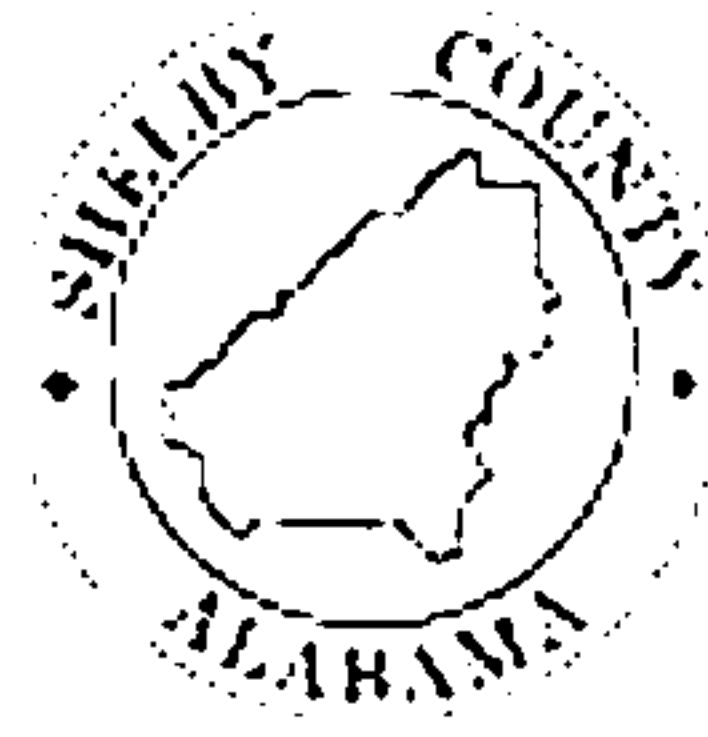
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that JESSICA PARSON whose name as Managing Member of RED OAK INVESTORS LLC, a Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company. Given under my hand and official Given under my hand and official seal, this the 27th day of November, 2023

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 352226



Notary Public
My Commission Expires:





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2023 02:06:15 PM
\$203.00 MOLLY
20231208000354650

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name	RED OAK INVESTORS, LLC	Grantee's Name	ADELAIDO MARTINA AND IRMA MARTIN
Mailing Address	312 8th Street Southwest Alabaster, AL 35007		515 Fulton Springs Rd, Alabaster AL 35007
Property Address	312 8th Street Southwest Alabaster, AL 35007	Date of Sale	November 27, 2023
		Total Purchase Price	\$174,900.00
		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
 ☐ Appraisal
☐ Sales Contract
 ☐ Other to
☒ 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 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: 11/27/2023

(verified by)

Print: JESSICA PARSONS
 Sign: *[Signature]*
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1