



20240207000030960 1/4 \$299.00  
Shelby Cnty Judge of Probate, AL  
02/07/2024 02:49:51 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

**C. BARTON ADCOX**

**ADCOX ASSOCIATES**  
**LLC**

Attorneys and Counselors at Law  
1109 ALMON AVENUE, SUITE 200  
Tuscaloosa, Alabama 35401  
(205) 409-0469

STATE OF ALABAMA §

**STATUTORY WARRANTY DEED**

SHELBY COUNTY §

**BACKGROUND INFORMATION**

1. Patricia McCullers Stokes (“Decedent”) died testate on or around December 28, 2019.
2. Decedent’s Last Will and testament (“Will”) was admitted to probate in the Probate Office of Shelby County, Alabama in Case No. PR-2020-000088.
3. Decedent’s Will devised all of the Decedent’s interest in the Subject Property, defined below, to Decedent’s son, Michael Zachary Martin, who is the Grantor hereunder.
4. By operation of law through the will, title to the said Subject Property has previously vested in said Grantor.
5. The Subject Property is the homestead of the Grantor and his spouse, **JULIE ELIZABETH MARTIN**.
6. Therefore, the said Grantor desires to execute and place this Statutory Warranty Deed of record so that the Subject Property shall be owned by the Grantor and his above spouse as joint tenants with rights of survivorship.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL ZACHARY MARTIN**, a married man ("Grantor"), does hereby grant, bargain, sell and convey unto **MICHAEL ZACHARY MARTIN and spouse JULIE ELIZABETH MARTIN, as joint tenants with rights of survivorship** ("Grantees") the following real property, situated in Shelby County, Alabama, and more fully described on Exhibit “A”, attached hereto and incorporated herein by reference:

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

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BLANK**

Shelby County, AL 02/07/2024  
State of Alabama  
Deed Tax: \$268.00



20240207000030960 2/4 \$299.00  
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## EXHIBIT "A"


This conveyance is hereby made subject to all easements, restrictions, and rights of way of record in the Probate Office of Shelby County, Alabama.

Lot 27, according to the amended final record plat of narrows Peak Sector, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama.

20240207000030960 3/4 \$299.00  
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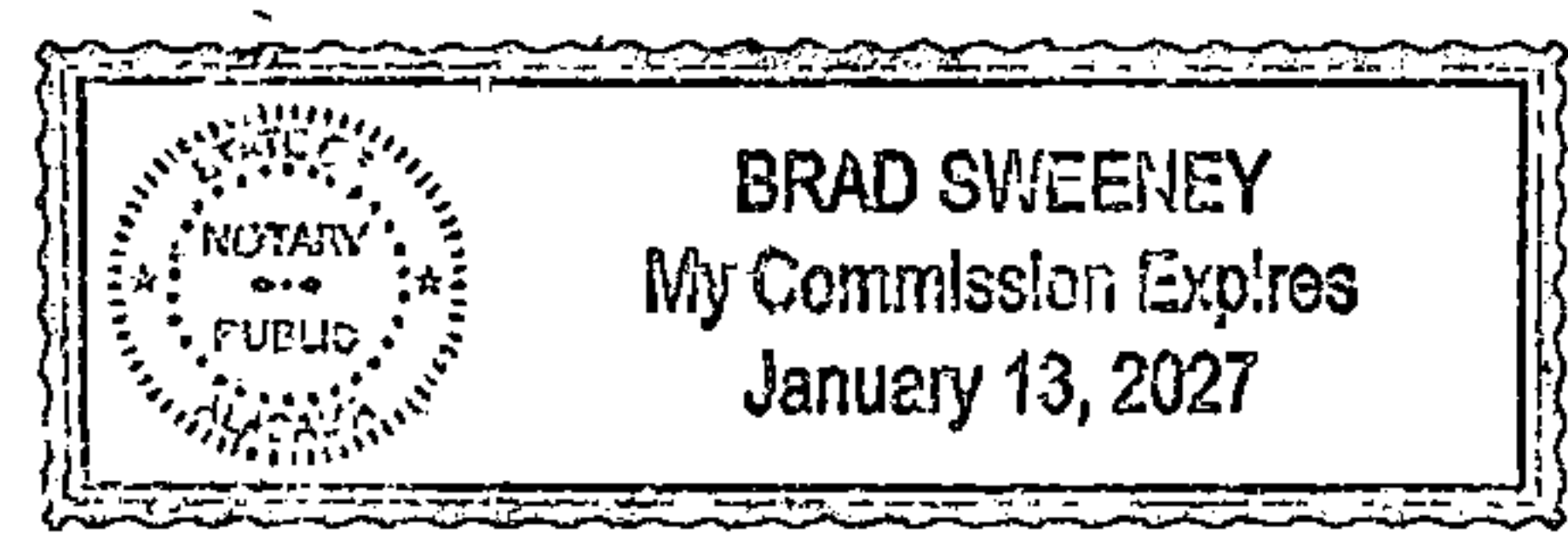
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered this 7<sup>th</sup> day of February, 2024.

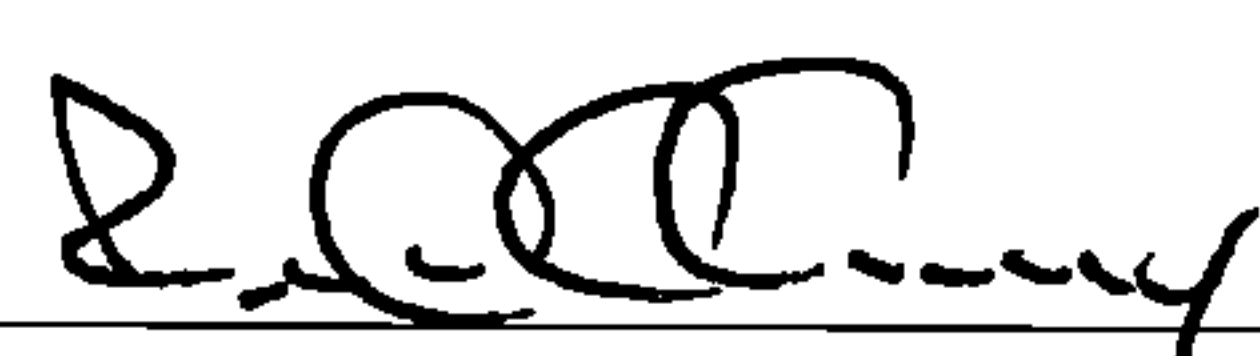
  
\_\_\_\_\_  
MICHAEL ZACHARY MARTIN

STATE OF ALABAMA     §  
                                  §  
SHELBY COUNTY     §

I, the undersigned authority, a Notary Public in and for said County in said State, do hereby certify that MICHAEL ZACHARY MARTIN, whose name 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 said conveyance, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office on this the 7<sup>th</sup> day of February, 2024.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/13/2027



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### Real Estate Sales Validation Form

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

Grantor's Name Michael Z. Martin  
Mailing Address 316 Narrows Dr.  
Birmingham, AL 35242

Grantee's Name Michael & Solie  
Mailing Address 316 Narrows Dr.  
Birmingham, AL 35242

Property Address 316 Narrows Dr  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 267,000

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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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 2/7/2024

Print Michael Z. Martin

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested  
(verified by)