

This Instrument was Prepared by: Send Tax Notice To: Randall Martinez

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-29673

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Seventy Seven Thousand Dollars and No Cents (\$177,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sam Meredith**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randall Martinez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$173,790.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of March, 2024.

Sam Meredith 4-1-24
Sam Meredith

State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Sam Meredith, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of March, 2024.

April Clark
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

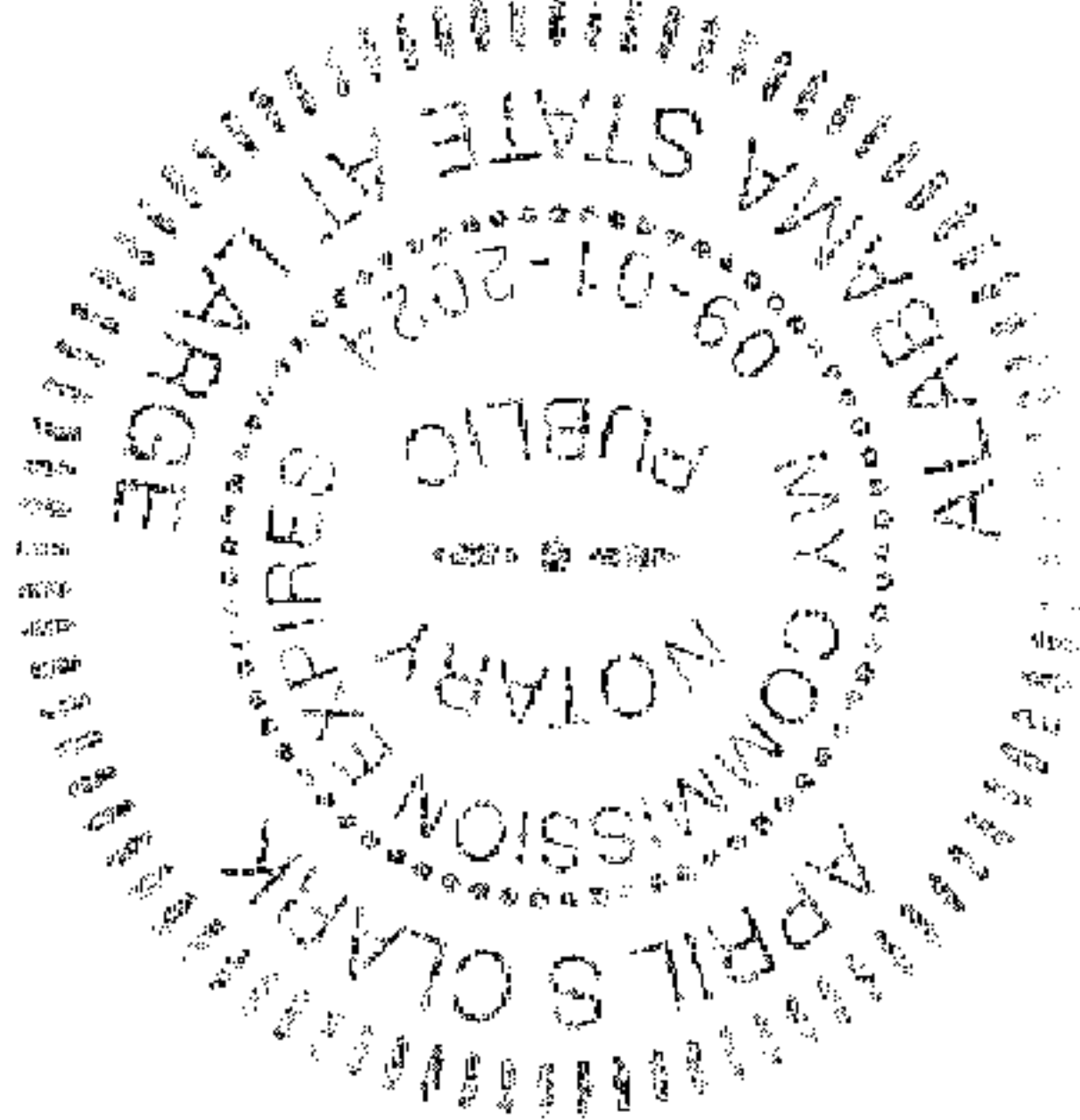


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Lots 1,2 3, and 4, Block 262, according to J. H. Dunstan's Survey of Calera, Shelby County, Alabama;
Being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, lying adjacent to Lot 4, Block 262, according to the J. H. Dunstan's Map of Calera, Alabama, described as follows:

Begin at the Northeast corner of said Lot 4; thence run westerly along the North line of said Lot 4 a distance of 149.99 feet to the Northwest corner of said lot; thence turn right 87 degrees 03 minutes 46 seconds a distance of 4.00 feet; thence turn right 92 degrees 56 minutes 14 seconds a distance of 149.00 feet to the westerly side of 16th Street; thence right 87 degrees 02 minutes 21 seconds along said street a distance of 4.00 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2024 10:39:28 AM
\$29.00 BRITTANI
20240304000057850

Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name	Sam Meredith	Grantee's Name	Randall Martinez
Mailing Address	<u>P.O. Box 1329</u> <u>Calera, AL 35040</u>	Mailing Address	<u>P.O. Box 293</u> <u>COLUMBIA AL 35051</u>
Property Address	<u>2050 16th St.</u> <u>Calera, AL 35040</u>	Date of Sale	<u>March 01, 2024</u>
		Total Purchase Price	<u>\$177,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 February 29, 2024

Print Sam Meredith

 Unattested

Sign *Sam Meredith* 4-1-24
(Grantor/Grantee/Owner/Agent) circle one

(verified by)