

UBALDO MARTINEZ and ATHEENA MARTINEZ
4869 Stone Creek Way
Galera, AL 35040-7609

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Fifty Thousand and 00/100 (\$50,000.00) and other valuable considerations to the undersigned GRANTOR(S), JO ANN S. FORD, AN UNMARRIED INDIVIDUAL, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto UBALDO MARTINEZ and ATHEENA MARTINEZ, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING THE SAME LAND DESCRIBED IN A DEED TO LARRY R. AND JO ANN FORD, RECORDED IN REAL BOOK 204 AT PAGE 997 AND REAL BOOK 214 AT PAGE 829 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR SET, WITH A CAP STAMPED S. WHEELER RPLS 16169, AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE N09°21'30" W, ALONG THE SOUTH LINE OF SAID SIXTYFOURTH SECTION, A DISTANCE OF 27.11 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED WHEELER RPLS 16365", ON THE WEST RIGHT-OF-WAY OF HUGHES ROAD;

THENCE ALONG A CURVE, TO THE RIGHT IN SAID RIGHT OF WAY, HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING OF N 04°50'30" E, AN ARC LENGTH OF 185.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE AN ARC LENGTH OF 7.80 FEET; THENCE N 17°41'56" E, A DISTANCE OF 7.39 FEET, ALONG SAID RIGHT-OF-WAY; THENCE ALONG A CURVE TO THE LEFT IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 512.86 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED S WHEELER RPLS 16165";

THENCE S 89°10'41" W. A DISTANCE OF 200.06 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED S WHEELER RPLS 16165";

THENCE N 00°15'42" E, A DISTANCE OF 175.16 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.107 ACRES OF LAND.

JO ANN S. FORD IS THE SURVIVING GRANTEE OF THAT DEED DATED NOVEMBER 14, 1988 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN BOOK 214, PAGE 839, ON NOVEMBER 22, 1988. THE OTHER GRANTEE, R. LARRY FORD, HAVING DIED ON OR ABOUT April 18, 2023.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 22nd day of February, 2024.

Jo Ann S. Ford
JO ANN S. FORD

BY: Tessa Dawn Ford attorney-in-fact
TESSA DAWN FORD, ATTORNEY-IN-FACT

STATE OF ALABAMA
COUNTY OF JEFFERSON

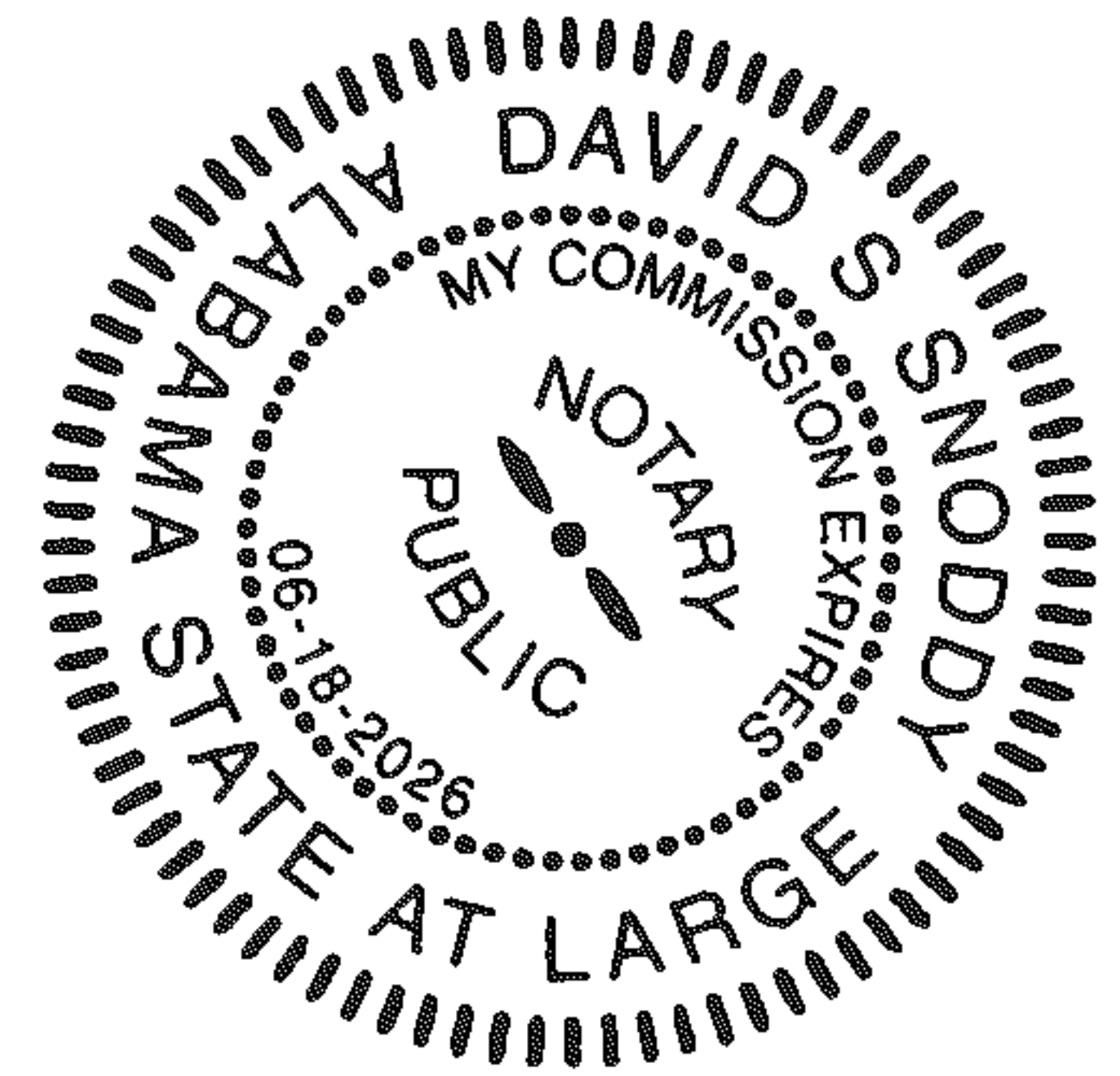
I, the undersigned, a Notary Public in and for said State and County, hereby certify that JO ANN S. FORD, BY TESSA DAWN FORD, ATTORNEY-IN-FACT is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity of Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, 2024.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name JO ANN S. FORD
Mailing Address: 2218 27th Ave N
Huntsville, AL
35023

Grantee's Name UBALDO MARTINEZ
Mailing Address: 77 HUGHES ROAD 4869 Stonecreek Way
COLUMBIANA, AL 35051 Calera, AL 35040

Property Address 77 HUGHES ROAD
COLUMBIANA, AL 35051

Date of Sale: February 22, 2024
Total Purchaser Price \$50,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

Print Tessa Dawn Ford

Unattested
(verified by)

Sign Tessa Dawn Ford
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2024 09:54:06 AM
\$78.00 JOANN
20240307000062410

Allie S. Bayl