

This document prepared by:
Law Office of John A. Gant, PC
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Luis Alberto Martinez
107 Tall Timber Rd.
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, ELIZABETH W. MCELROY, as Successor Personal Representative of the Estate of Clarence E. Dean, deceased, Jefferson County Probate Case #22BHM00135 (as to an undivided ½ interest) and BARRY C. DEAN, unmarried, JAY C. DEAN, a married person, SHARON DEAN CALDWELL, a married person and CARL E. DEAN, unmarried, Heirs of Carol Ann Dean (as to an undivided ½ interest) (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LUIS ALBERTO MARTINEZ (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

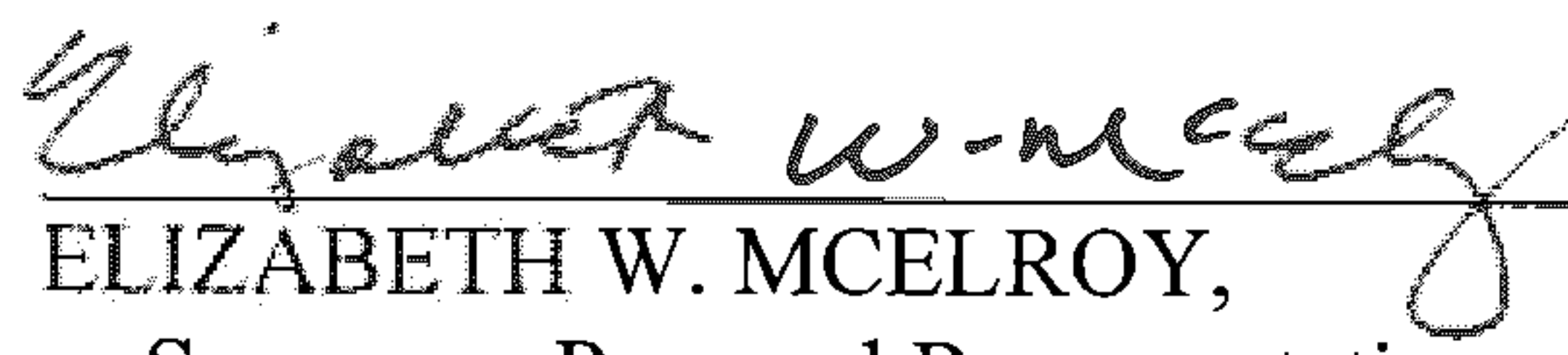
Carol Ann Dean, one of the grantees in survivorship deed recorded in Instrument 1993-18477, predeceased the other grantee, Clarence E. Dean.

The subject property does not constitute the homestead of the Grantors or any of their spouses, as applicable.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our heirs, executors and administrators covenant with said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Dated this the 19th day of April, 2024.




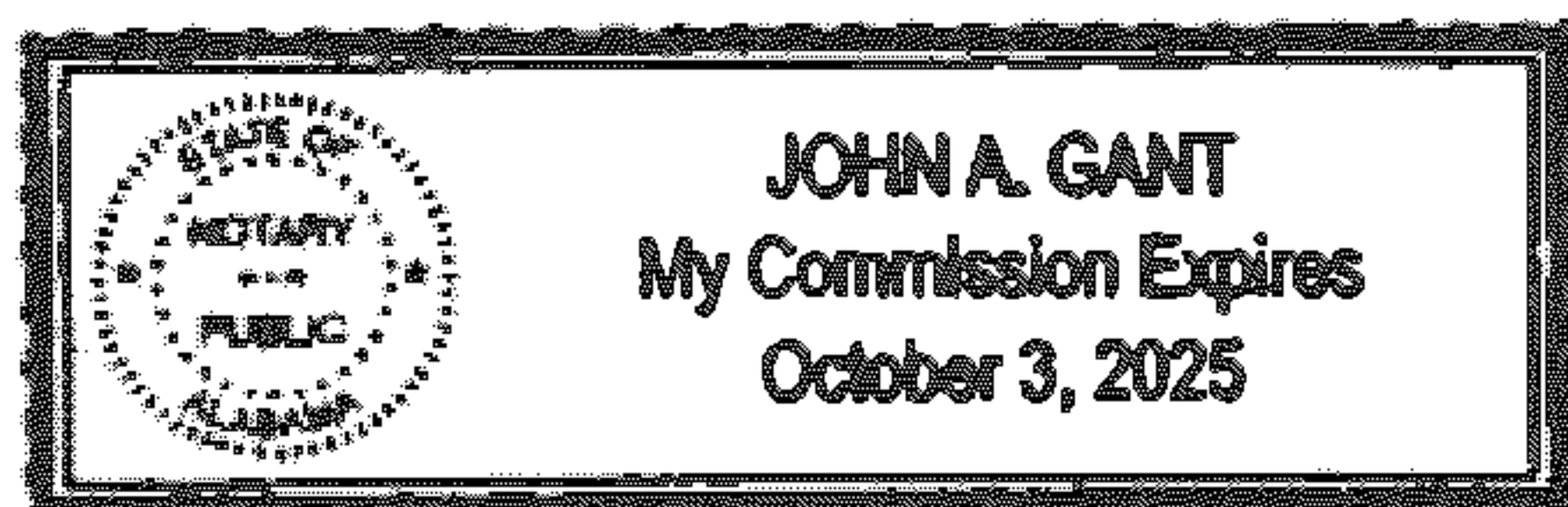
ELIZABETH W. MCELROY,
as Successor Personal Representative
of the Estate of Clarence E. Dean, deceased,
Jefferson County Probate Case #22BHM00135

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY, as Successor Personal Representative of the Estate of Clarence E. Dean, deceased, Jefferson County Probate Case #22BHM00135 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2024.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2025



Dated this 19th day of April, 2024.

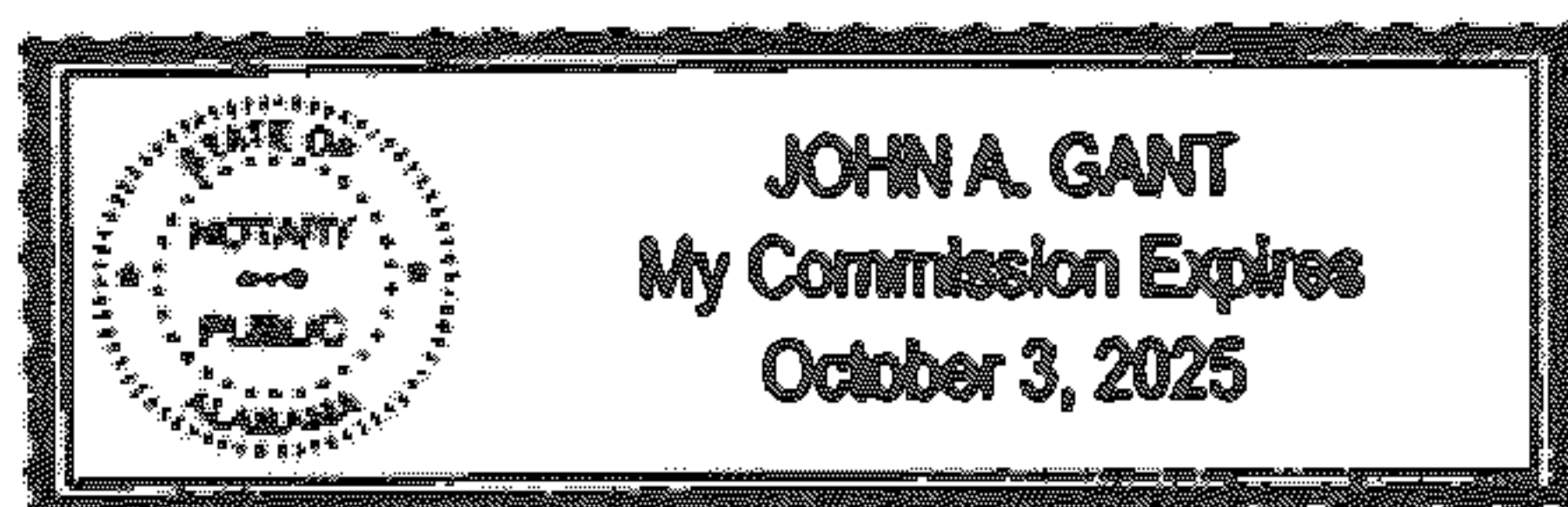
Barry C. Dean by Elizabeth W. McElroy his attorney in fact
BARRY C. DEAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for BARRY C. DEAN, 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 conveyance, she, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025



Dated this 19th day of April, 2024.

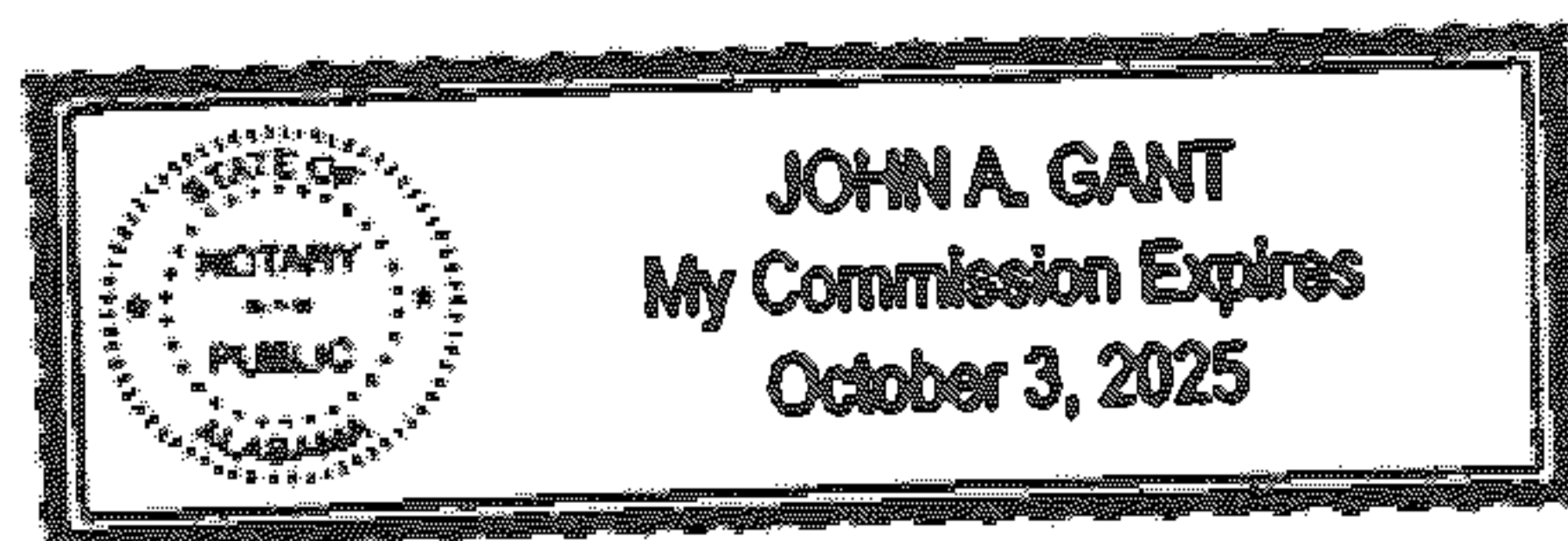
Jay C. Dean Elizabeth W. McElroy his atty in fact
JAY C. DEAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for JAY C. DEAN, 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 conveyance, she, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025



Dated this 19th day of April, 2024.

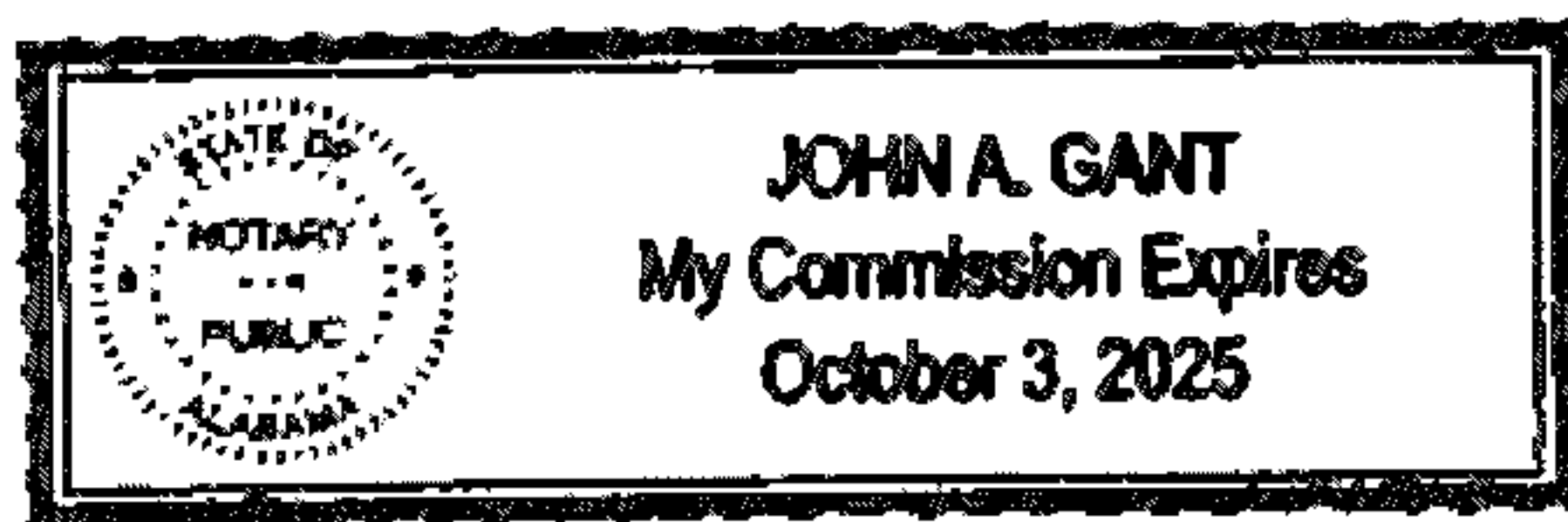
Sharon Dean Caldwell by Elizabeth W. Mcelroy her atty in fact
SHARON DEAN CALDWELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for SHARON DEAN CALDWELL, 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 conveyance, she, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2024.

John A. Gant
NOTARY PUBLIC JOHN A. GANT
My Commission Expires: 10/3/2025



Dated this 19th day of April, 2024.

Carl E. Dean by Elizabeth W. Mcelroy in fact
CARL E. DEAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for CARL E. DEAN, 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 conveyance, she, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025

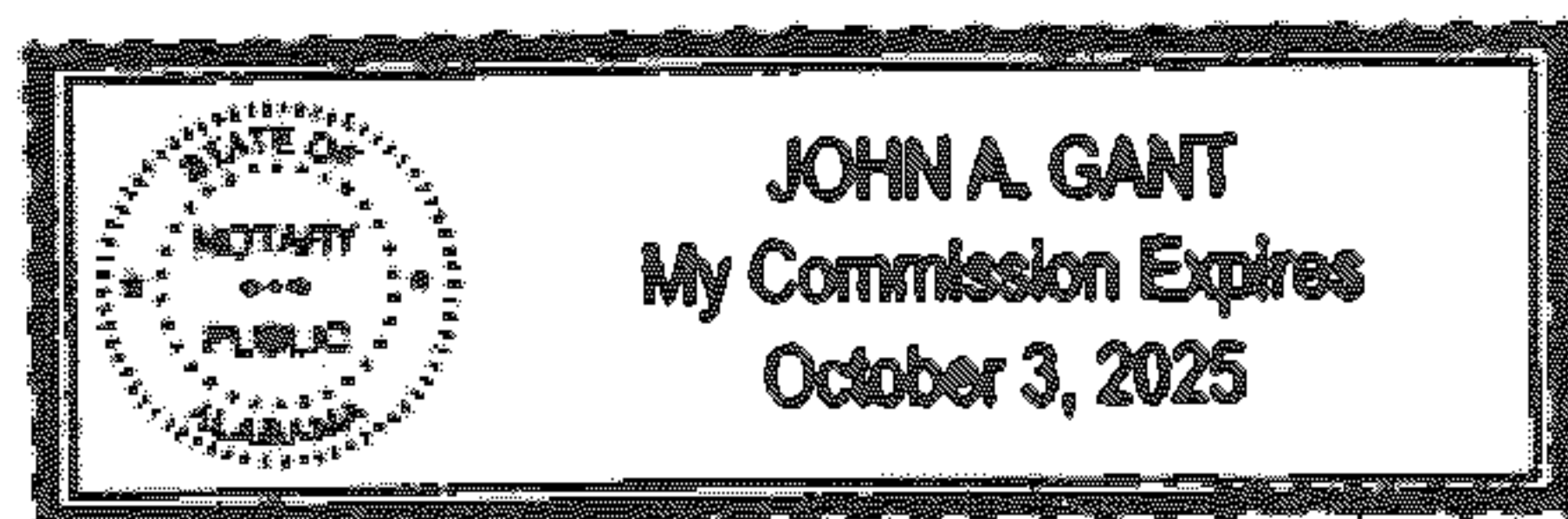


EXHIBIT "A"

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Section 2, Township 21 South, Range 3 West; thence run South along the West line of Section 2 a distance of 362.40 feet; thence turn an angle of 83 degrees 13 minutes to the left and run a distance of 646.27 feet; thence turn an angle of 81 degrees 51 minutes to the left and run a distance of 117.85 feet to the point of beginning; thence turn an angle of 9 degrees 16 minutes to the left and run a distance of 80.89 feet; thence turn an angle of 90 degrees 11 minutes to the left and run a distance of 145.00 feet; thence turn an angle of 89 degrees 49 minutes to the left and run a distance of 75 feet; thence turn an angle of 2 degrees 15 minutes to the right and run a distance of 5.00 feet; thence turn an angle of 89 degrees 52 minutes to the left and run a distance of 144.38 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/22/2024 08:29:45 AM
 \$182.00 JOANN
 20240422000114920

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Estate of Clarence E. Dean and
Heirs of Carol Ann Dean
 Mailing Address 2700 Highway 280, Ste. 110E
Birmingham, AL 35223

Grantee's Name Luis Alberto Martinez
 Mailing Address 107 Tall Timber Rd.
Alabaster, AL 35007

Property Address 100 10th St. SW
Alabaster, AL 35007

Date of Sale 4/19/2024
 Total Purchase Price \$ 135,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 4/19/2024

Print John A. Gant

Sign

John A. Gant
 (Owner Agent) circle one