



20240424000119340 1/3 \$213.00
Shelby Cnty Judge of Probate, AL
04/24/2024 11:51:46 AM FILED/CERT

This Instrument Was Prepared By:

Michael B. Odom
Phelps Dunbar LLP
2025 3rd Avenue North, Suite 1000
Birmingham, Alabama 35203

Send Tax Notice To:

Alabama Veteran
4000 Eagle Point Corporate Drive
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantor, Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #2019-000726, and Charlotte J. Martin, an unremarried woman, individually and as sole beneficiary under said Probate Case #2019-000726 ("Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto **ALABAMA VETERAN**, an Alabama non-profit corporation ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7 and Lot 8 according to the Record Map of Roy Martin Survey of Fungo Hollow Road recorded at Map Book 59, Page 50 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2024 and subsequent years.
2. Easements, restrictions, setbacks, and rights-of-way of record.
3. Present zoning classification.
4. As a condition and as part of the consideration of this conveyance, the property herein conveyed shall be used for the sole purpose of rehabilitating veterans of the armed forces of the United States.
5. It is understood and stipulated that if Alabama Veteran, an Alabama non-profit corporation, should dissolve, cease to exist, terminate its use of said property, sublease (without the written permission of Grantor), sell or attempt to sell the above-described property, or any portion thereof, then the above-described property shall revert to Grantor or her heirs or assigns as if this deed had not been made or executed. After a period of twenty (20) years from the date of this deed, the property herein conveyed shall revert to Grantor or to her heirs and assigns if the property is not being utilized as a rehabilitation site for veterans.
6. The property herein conveyed cannot be pledged by mortgage, deed of trust, or other security instrument as collateral for any debt. Any pledge by mortgage, deed of trust, or other security instrument as collateral for any debt shall cause said property to revert to Grantor or her heirs and assigns as if this deed had not been made or executed.

TO HAVE AND TO HOLD, Unto Grantee, its successors and assigns.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

Shelby County, AL 04/24/2024
State of Alabama
Deed Tax: \$184.00



20240424000119340 2/3 \$213.00
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IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 4th day of April, 2024.

GRANTOR:

Charlotte J. Martin
Charlotte J. Martin

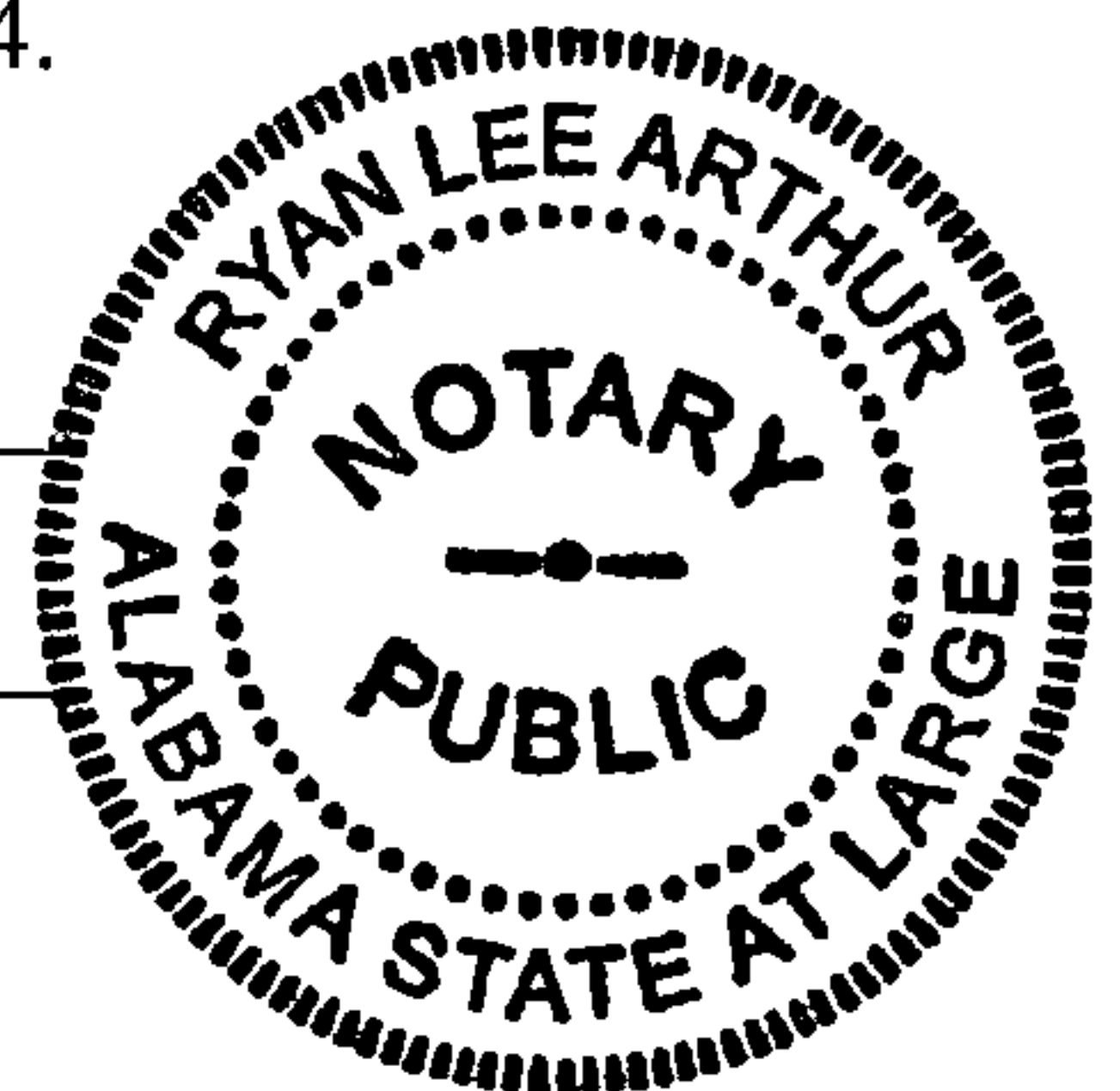
Michael L. Wood
Michael L. Wood, as Personal Representative
of the Estate of Roy L. Martin, Shelby County
Probate Case #PR-2019-000726

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Charlotte J. Martin, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 4th day of April, 2024.

Ryan Lee Arthur
Notary Public
My Commission Expires: 10-7-24

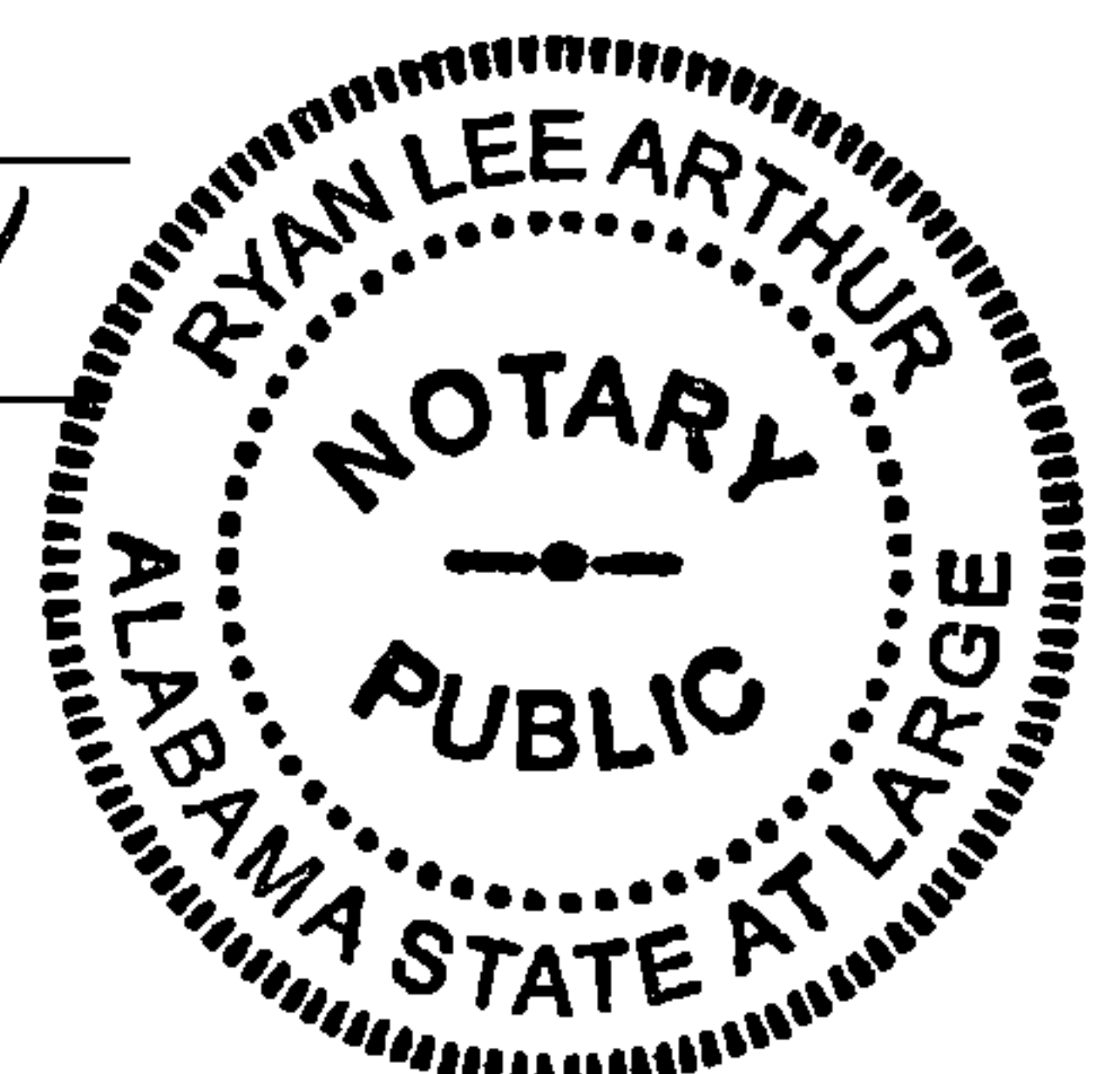


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Michael L. Wood, whose name as Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #PR-2019-000726, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Personal Representative, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 4th day of April, 2024.

Ryan Lee Arthur
Notary Public
My Commission Expires: 10-7-24



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 Wood as representative
Mailing Address of Roy Martin
2101 HWY 35
Pelham, AL 35124

Grantee's Name Alabama Veteran
Mailing Address 4000 Earle Point Corporate Dr
B'ham, AL 35242

Property Address 2101 HWY 35
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 183,600

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 any.

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).

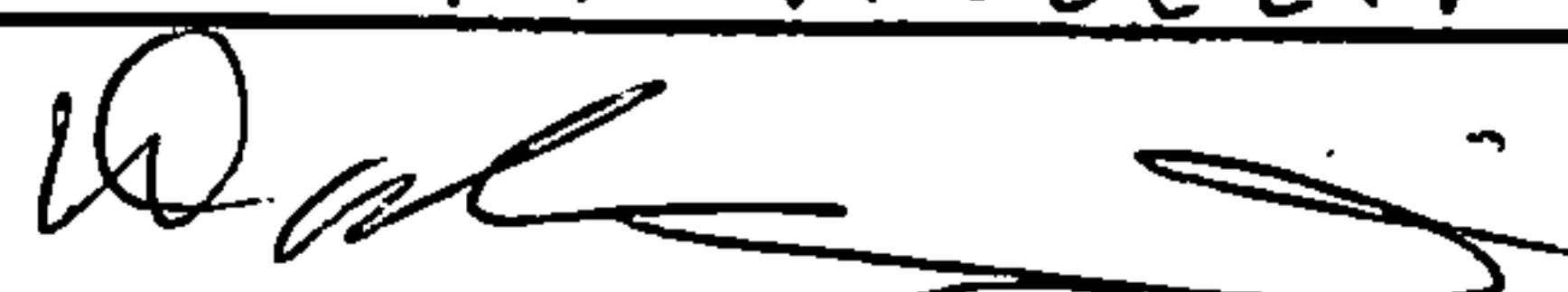
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print DYLAN ANGELINE

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

