

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
ABRAHAM MARTIN & TENISHA
MARTIN

3039 CAMELLIA RIDGE
PELHAM, AL 35124

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration TEN and 00/100 Dollars (\$10.00) to the undersigned Grantors, **ABRAHAM MARTIN & wife, TENISHA MARTIN** (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **ABRAHAM MARTIN & TENISHA MARTIN** (herein referred to as GRANTEES) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 116, ACCORDING TO THE SURVEY OF CAMELLIA RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 49, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 3039 CAMELLIA RIDGE, PELHAM, AL 35124

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.
- 2) Easements, or claims of easements, not shown by public record.
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
- 5) Easements of record.
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.

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

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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 persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 5th day of Aug, 2024.

[Signature]
ABRAHAM MARTIN
[Signature]
TENISHA MARTIN

STATE OF ALABAMA
JEFFERSON COUNTY

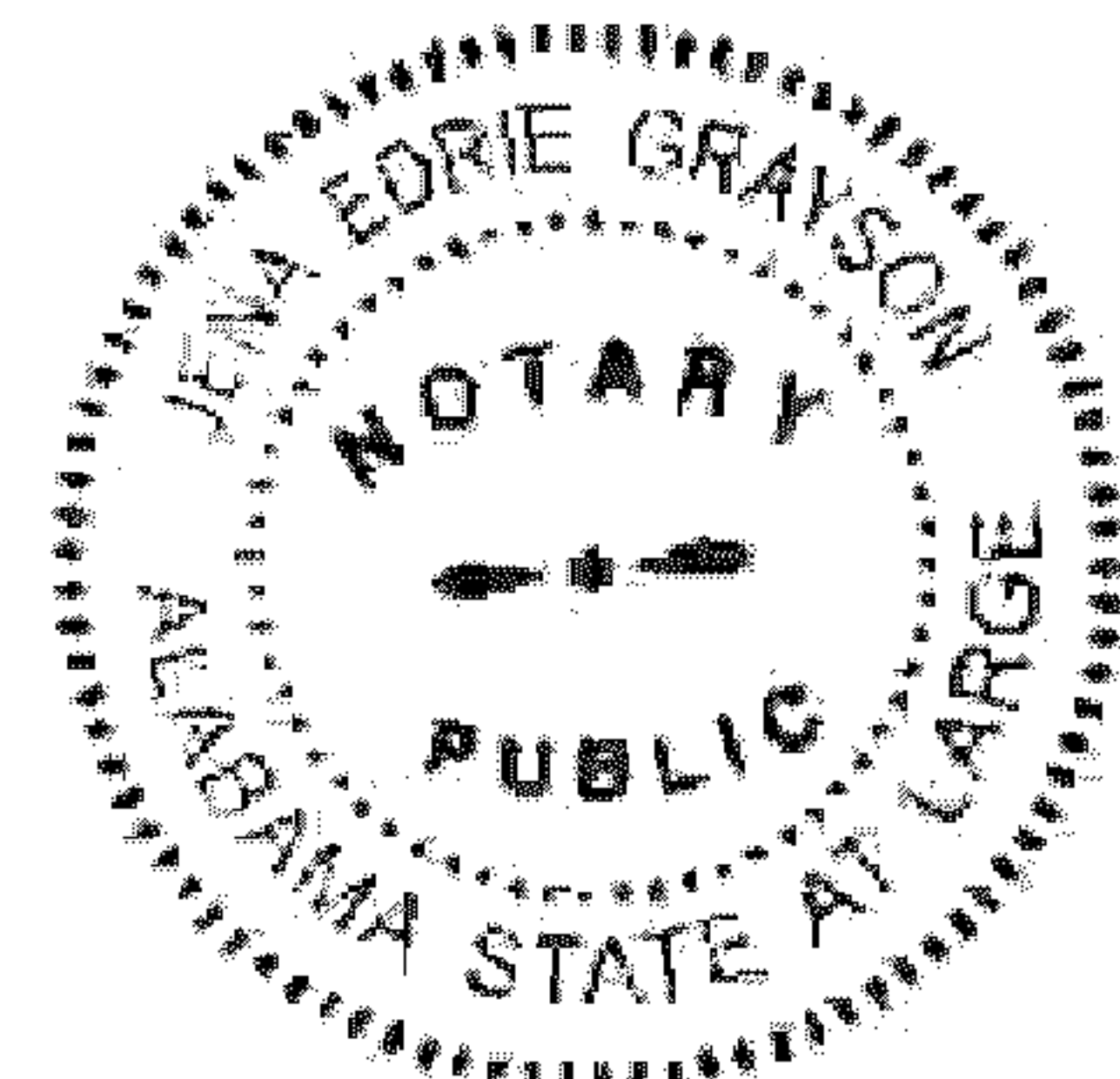
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **ABRAHAM MARTIN & TENISHA MARTIN**, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of Aug, 2024.

[Signature]
Notary Public

My Commission Expires:

9/16/24



Real Estate Sales Validation Form

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

Grantor's Name: ABRAHAM & TENISHA MARTIN

Grantee's Name: ABRAHAM & TENISHA MARTIN

Mailing Address: 3039 CAMELLIA RIDGE
PELHAM, AL 35124

Mailing Address: 3039 CAMELLIA RIDGE
PELHAM, AL 35124

Property Address: 3039 CAMELLIA RIDGE
PELHAM, AL 35124

Date of Sale: 08/05/24

Total Purchase Price: \$430,150.00

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Appraisal	<input checked="" type="checkbox"/>	Other Tax Assessment
<input type="checkbox"/>	Sales Contract		
<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: 08/05/24

Print: Tenisha Martin

Sign: [Signature]

Unattested

Grantor/Grantee/Owner/Agent) (circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2024 08:14:09 AM
\$458.50 PAYGE
20240806000243160

Allen S. Bayl