

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East  
Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Kenneth W. Linder and  
Cynthia P. Linder  
2508 Marcal Road  
Birmingham, AL 35244



20240806000243930 1/3 \$58.50  
Shelby Cnty Judge of Probate, AL  
08/06/2024 11:02:10 AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

**JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Thirty Thousand One Hundred and No/100 Dollars (\$30,100.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Calvin C. Martin, Jr. and wife, Sandra L. Martin** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kenneth W. Linder and Cynthia P. Linder** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A portion of land situated in the S.W. 1/4 of the S.E. 1/4 of Section 16, Township 19 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of the S.W. 1/4 of the S.E. 1/4 of Section 16, Township 19 South, Range 2 West in Shelby County, Alabama; Thence run N. 00°19'51" E along the West line of said 1/4 - 1/4 section a deed distance of 732.14 feet (meas-732.64'); Thence run N. 56°10'13" E. a deed distance of 370.68 feet (meas - 368.08') to an existing iron pin; Thence run S. 02°27'40" E a deed distance of 205.86 feet (meas - 205.31') to the POINT OF BEGINNING; From the point of beginning thus obtained, continue along the last described course a distance of 50.0 feet to an existing iron-pin; Thence run S 89°16'23" E a deed distance of 181.42 feet (meas - 181.18') to an existing iron pin; Thence run S 10°53'17" E a deed distance of 208.57 feet (meas - 209.33') to an existing iron pin on the Northerly right-of-way line of Marcal Road; Thence run N. 82°35'14" E along said right-of-way line a distance of 9.85 feet; Thence run N 10°57'25" W a distance of 333.16 feet; Thence run S. 67°23'16" W a distance of 183.42 feet to the POINT OF BEGINNING.

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, forever.

Shelby County, AL 08/06/2024  
State of Alabama  
Deed Tax: \$30.50



20240806000243930 2/3 \$58.50  
Shelby Cnty Judge of Probate, AL  
08/06/2024 11:02:10 AM FILED/CERT

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS' will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set my/our hand and seal this the 30th day of July, 2024

Calvin C. Martin, Jr.

Sandra L. Martin

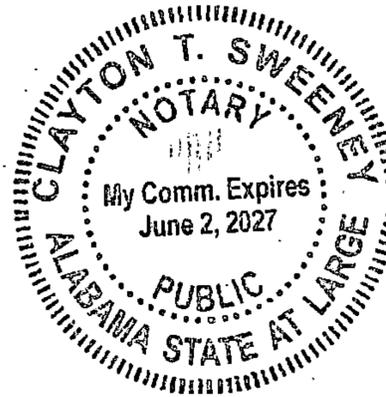
STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Calvin C. Martin, Jr. and wife, Sandra L. Martin, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of July, 2024.

NOTARY PUBLIC  
My Commission Expires: 06-02-2027

(MUST AFFIX SEAL)



**Real Estate Sales Validation Form**

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

Grantor's Name Calvin C. Martin, Jr. and Sandra L. Martin  
Mailing Address 2500 Marcal Road Birmingham, AL 35244  
Property Address 2508 Marcal Road (metes & bounds) Birmingham, AL 35244

Grantee's Name Kenneth W. Linder and Cynthia P. Linder  
Mailing Address 2508 Marcal Road Birmingham, AL 35244

Date of Sale July 30, 2024

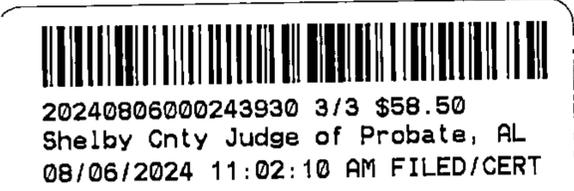
Total Purchase Price \$ 30,100.00

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
- Sales Contract
- Closing Statement
- Appraisal/ Assessor's Appraised Value
- Other – property tax redemption

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 \_\_\_\_\_

Print Calvin C. Martin, Jr. and Sandra L. Martin

\_\_\_\_\_  
Unattested  
\_\_\_\_\_  
(verified by)

Sign Calvin C. Martin, Jr. Sandra L. Martin  
(Grantor/Grantee/Owner/Agent) circle one