



20241002000309170 1/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/02/2024 02:06:02 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of William Mack Martin, deceased, in accordance with his will probated in Case No. PR-2021-001051 in the Probate Court of Shelby County, Alabama, the undersigned Alice Bube Martin, as personal representative of the estate of William Mack Martin, deceased, pursuant to the provisions in said will and in accordance with the power given to her in said will (herein referred to as GRANTOR) does grant, bargain, sell and convey to Alice B. Martin (herein referred to as GRANTEE) all of the interest of William Mack Martin in the following described real estate and easements situated in Shelby County, Alabama to-wit:

See legal description of land and easement on attached Exhibit A.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

William Mack Martin is one and the same person as William M. Martin, grantee in the deeds recorded as Instrument Nos. 1996-17838 and 1996-17839 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 30<sup>th</sup> day of September, 2024.

  
\_\_\_\_\_  
Alice Bube Martin as personal representative

[acknowledgment on following page]

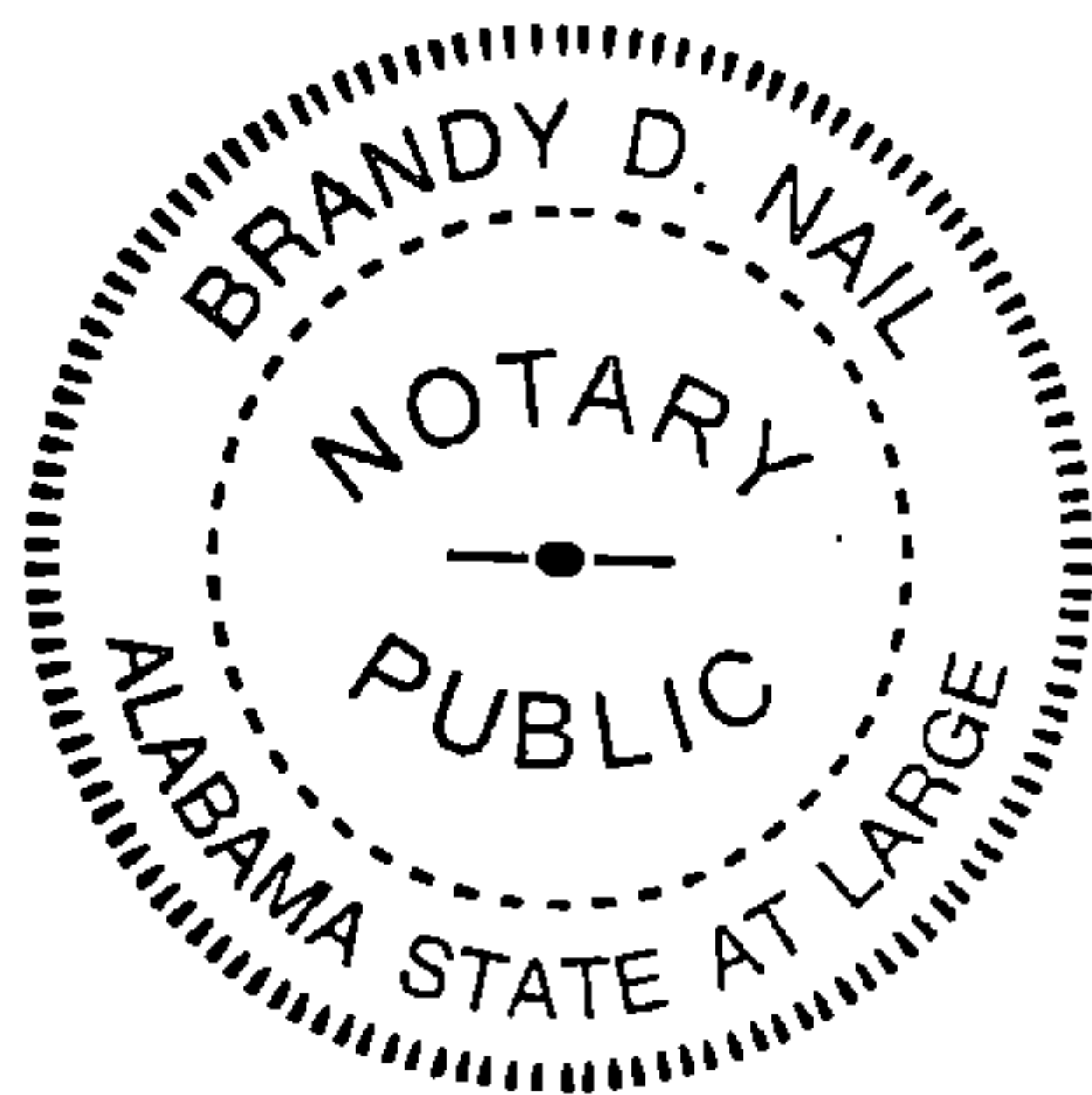


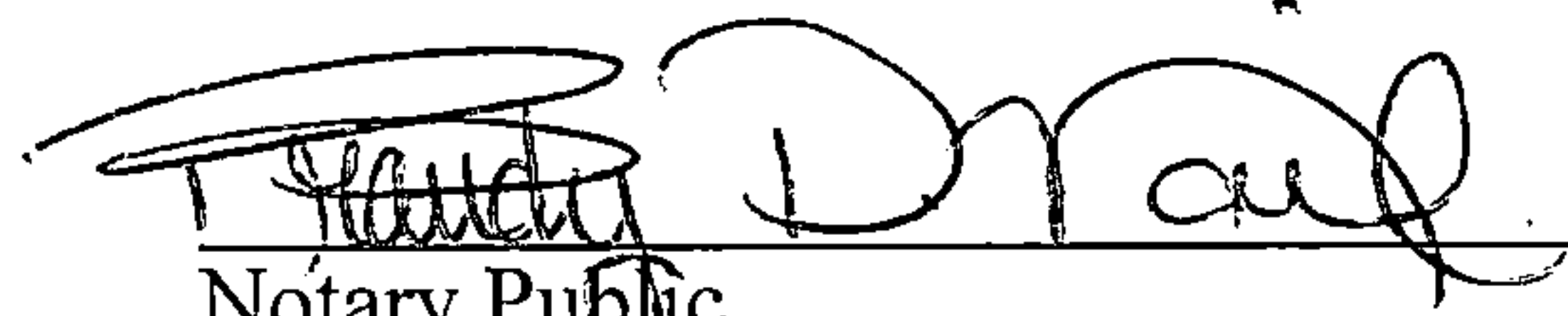
20241002000309170 2/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/02/2024 02:06:02 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alice Bube Martin, whose name individually and as personal representative of the estate of William Mack Martin, deceased, 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 individually and as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of September, 2024.



  
\_\_\_\_\_  
Notary Public

My commission expires: 11/16/27





20241002000309170 3/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/02/2024 02:06:02 PM FILED/CERT

## EXHIBIT A

### Tract 1      *Behind Mtn House*

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West; thence N 0 deg. 12 min. 28 sec. E a distance of 1307.27 feet to the POINT OF BEGINNING; thence N 0 deg. 14 min. 37 sec. E a distance of 489.52 feet; thence N 42 deg. 25 min. 38 sec. W a distance of 250.13 feet (map), 252.49 feet (meas.); thence S 47 deg. 38 min. 29 sec. W a distance of 51.53 feet (map), 57.47 feet (meas.); thence S 44 deg. 39 min. 23 sec. W a distance of 61.52 feet; thence S 47 deg. 52 min. 20 sec. W a distance of 46.34 feet; thence S 49 deg. 42 min. 37 sec. W a distance of 16.36 feet; thence S 47 deg. 34 min. 25 sec. E a distance of 198.21 feet; thence S 42 deg. 25 min. 35 sec. W a distance of 208.71 feet; thence N 47 deg. 34 min. 25 sec. W a distance of 208.87 feet; thence S 36 deg. 12 min. 17 sec. W a distance of 43.54 feet; thence S 25 deg. 50 min. 10 sec. W a distance of 98.01 feet; thence S 7 deg. 15 min. 51 sec. W a distance of 105.48 feet; thence S 2 deg. 09 min. 48 sec. W a distance of 175.00 feet; thence S 89 deg. 47 min. 08 sec. E a distance of 537.88 feet to the Point of Beginning. Said parcel contains 5.41 acres, more or less.

### 20-foot Ingress, Egress, and Utility Easement:

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West; thence N 0 deg. 12 min. 28 sec. E a distance of 1307.27 feet; thence N 0 deg. 14 min. 37 sec. E a distance of 489.52 feet; thence N 42 deg. 25 min. 38 sec. W a distance of 250.13 feet (map), 252.49 feet (meas.); thence S 47 deg. 38 min. 29 sec. W a distance of 51.53 feet (map), 57.47 feet (meas.); thence N 42 deg. 59 min. 51 sec. W a distance of 16.01 feet to the POINT OF BEGINNING of the westerly boundary of a 20-foot easement for ingress, egress, and utilities, said easement lying along, 20 feet to the left of, and parallel to said westerly boundary; thence S 44 deg. 39 min. 23 sec. W along said westerly boundary a distance of 61.73 feet; thence S 47 deg. 52 min. 20 sec. W along said westerly boundary a distance of 45.63 feet; thence S 49 deg. 42 min. 37 sec. W along said westerly boundary a distance of 90.45 feet; thence S 48 deg. 34 min. 28 sec. W along said westerly boundary a distance of 76.10 feet; thence S 36 deg. 12 min. 17 sec. W along said westerly boundary a distance of 7.65 feet; thence continue along the last described course a distance of 100.73 feet (map), 100.79 feet (meas.); thence S 25 deg. 50 min. 10 sec. W along said westerly boundary a distance of 102.08 feet; thence S 7 deg. 15 min. 51 sec. W along said westerly boundary a distance of 109.11 feet (map), 108.81 feet (meas.); thence S 2 deg. 09 min. 48 sec. W along said westerly boundary a distance of 213.68 feet (map), 213.19 feet (meas.); thence S 12 deg. 30 min. 30 sec. W along said westerly boundary a distance of 173.45 feet; thence S 20 deg. 0 min. 17 sec. W along said westerly boundary a distance of 84.88 feet; thence S 30 deg. 23 min. 57 sec. W a distance of 81.16 feet; thence S 38 deg. 13 min. 49 sec. W along said westerly boundary a distance of 70.12 feet; thence S 41 deg. 09 min. 52 sec. W along said westerly boundary a distance of 189.37 feet (map), 188.87 feet (meas.) to a point on the northeasterly right-of-way line of Oak Mountain Park Road (150-foot R.O.W.), said point being the end of said boundary of said easement.

### Tract 2      *Mtn house*

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West; thence N 0 deg. 12 min. 28 sec. E a distance of 1307.27 feet; thence N 0 deg. 14 min. 37 sec. E a distance of 489.52 feet; thence N 42 deg. 25 min. 38 sec. W a distance of 250.13 feet (map), 252.49 feet (meas.); thence S 47 deg. 38 min. 29 sec. W a distance of 51.53 feet (map), 57.47 feet (meas.); thence S 44 deg. 39 min. 23 sec. W a distance of 61.52 feet; thence S 47 deg. 52 min. 20 sec. W a distance of 46.34 feet; thence S 49 deg. 42 min. 37 sec. W a distance of 16.36 feet to the POINT OF BEGINNING; thence S 47 deg. 34 min. 25 sec. E a distance of 198.21 feet; thence S 42 deg. 25 min. 35 sec. W a distance of 208.71 feet; thence N 47 deg. 34 min. 25 sec. W a distance of 208.87 feet; thence N 36 deg. 12 min. 17 sec. E a distance of 61.71 feet; thence N 48 deg. 34 min. 28 sec. E a distance of 74.20 feet; thence N 49 deg. 42 min. 37 sec. E a distance of 74.18 feet to the





20241002000309170 4/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/02/2024 02:06:02 PM FILED/CERT

Point of Beginning. Said parcel contains 1.00 acre, more or less.

**20-foot Ingress, Egress, and Utility Easement:**

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West; thence N 0 deg. 12 min. 28 sec. E a distance of 1307.27 feet; thence N 0 deg. 14 min. 37 sec. E a distance of 489.52 feet; thence N 42 deg. 25 min. 38 sec. W a distance of 250.13 feet (map), 252.49 feet (meas.); thence S 47 deg. 38 min. 29 sec. W a distance of 51.53 feet (map), 57.47 feet (meas.); thence N 42 deg. 59 min. 51 sec. W a distance of 16.01 feet to the POINT OF BEGINNING of the westerly boundary of a 20-foot easement for ingress, egress, and utilities, said easement lying along, 20 feet to the left of, and parallel to said westerly boundary; thence S 44 deg. 39 min. 23 sec. W along said westerly boundary a distance of 61.73 feet; thence S 47 deg. 52 min. 20 sec. W along said westerly boundary a distance of 45.63 feet; thence S 49 deg. 42 min. 37 sec. W along said westerly boundary a distance of 90.45 feet; thence S 48 deg. 34 min. 28 sec. W along said westerly boundary a distance of 76.10 feet; thence S 36 deg. 12 min. 17 sec. W along said westerly boundary a distance of 7.65 feet; thence continue along the last described course a distance of 100.73 feet (map), 100.79 feet (meas.); thence S 25 deg. 50 min. 10 sec. W along said westerly boundary a distance of 102.08 feet; thence S 7 deg. 15 min. 51 sec. W along said westerly boundary a distance of 109.11 feet (map), 108.81 feet (meas.); thence S 2 deg. 09 min. 48 sec. W along said westerly boundary a distance of 213.68 feet (map), 213.19 feet (meas.); thence S 12 deg. 30 min. 30 sec. W along said westerly boundary a distance of 173.45 feet; thence S 20 deg. 0 min. 17 sec. W along said westerly boundary a distance of 84.88 feet; thence S 30 deg. 23 min. 57 sec. W a distance of 81.16 feet; thence S 38 deg. 13 min. 49 sec. W along said westerly boundary a distance of 70.12 feet; thence S 41 deg. 09 min. 52 sec. W along said westerly boundary a distance of 189.37 feet (map), 188.87 feet (meas.) to a point on the northeasterly right-of-way line of Oak Mountain Park Road (150-foot R.O.W.), said point being the end of said boundary of said easement.

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

20241002000309170 5/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/02/2024 02:06:02 PM FILED/CERT

Grantor's Name Estate of William Mack Martin  
Mailing Address 210 Fawns Way  
Pelham, AL 35124

Grantee's Name Alice B. Martin  
Mailing Address 210 Fawns Way  
Pelham, AL 35124

Property Address 210 Fawns Way  
Pelham, AL 35124

Date of Sale 9-30-24  
Total Purchase Price \$

or  
Actual Value \$ 286,375

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 1/2 assessor's current market value  
☐ Closing Statement Per will

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 9/30/24

Print Alice Bube Martin, personal representative

Unattested  
(verified by)

Sign Alice Bube Martin  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1