

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-25-30426

Send Tax Notice To: Hilario Lee Martinez
Kourteney Pierce Martinez

4433 Cahaba River Blvd
Hoover, AL 35216

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Craig Allen Lamar and Loray Moore Lamar**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hilario Lee Martinez and Kourteney Pierce Martinez**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$136,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of March, 2025.

Craig Allen Lamar
Craig Allen Lamar

Loray Moore Lamar
Loray Moore Lamar

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Craig Allen Lamar and Loray Moore Lamar, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of March, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

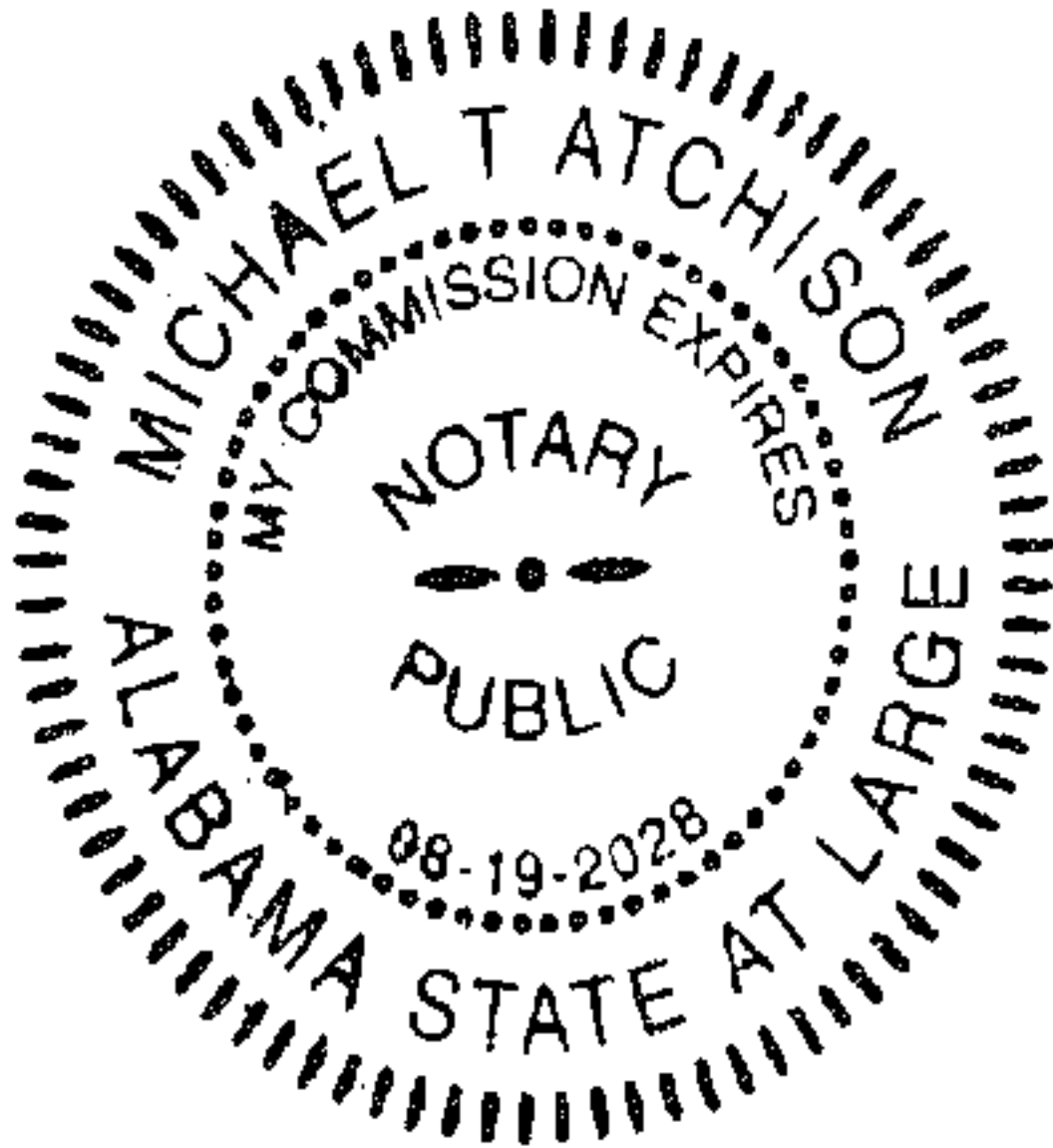


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 32, Township 21 South, Range 1 West; thence North along the East line of said quarter-quarter a distance of 545.45 feet; thence an azimuth of 263 degrees 03 minutes southwesterly a distance of 870.20 feet; thence an azimuth of 356 degrees 33 minutes Northwesterly a distance of 42.12 feet to the Southeasterly Right of Way of a public road; thence an azimuth of 261 degrees 59 minutes 03 seconds Southwesterly along the Southerly right of way a distance of 459.11 feet to a point on the Easterly side of Shelby County Highway #97; thence an azimuth of 177 degrees 04 minutes 17 seconds Southwesterly along said Easterly side of said Highway #97 a distance of 494.83 feet; thence an azimuth of 88 degrees 07 minutes 17 seconds Northeasterly a distance of 1297.51 feet to the East line of the Southeast Quarter of the Northwest Quarter of said Section; thence an azimuth of 359 degrees 59 minutes 51 seconds North along the said East line a distance of 37.58 feet to the Point of Beginning.

Situated in Shelby County, Alabama.
According to the Survey of E. Franklin Parker, Sr., AL. Reg #9983, dated March 14, 1988

Real Estate Sales Validation Form

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

Grantor's Name	Craig Allen Lamar Loray Moore Lamar	Grantee's Name	Hilario Lee Martinez Kourteney Pierce Martinez
Mailing Address	17430 Hwy 35, Columbiana, AL 35051	Mailing Address	4433 Cahaba River Blvd Hoover AL 35216
Property Address	1012 Highway 97 Columbiana, AL 35051	Date of Sale	March 26, 2025
		Total Purchase Price	\$160,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 of 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 March 24, 2025

Print Craig Allen Lamar

Unattested Filed and Recorded

Official Public Record (verified by)
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2025 11:42:25 AM
\$52.00 JOANN
20250326000091260

Sign Craig Allen Lamar
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1

Allen S. Beal