

Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2025-7933

Send Tax Notice To:
Brian Freeman and Julie Freeman
237 Scotts Trace
Helena, AL 35022

GENERAL WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$339,900.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Cruz Martinez and Ashlyn Martinez, husband and wife, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Brian Freeman and Julie Freeman, husband and wife (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 6, according to the Survey of Second Sector of the Residential Subdivision, The Highlands, as recorded in Map Book 11, Page 25 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

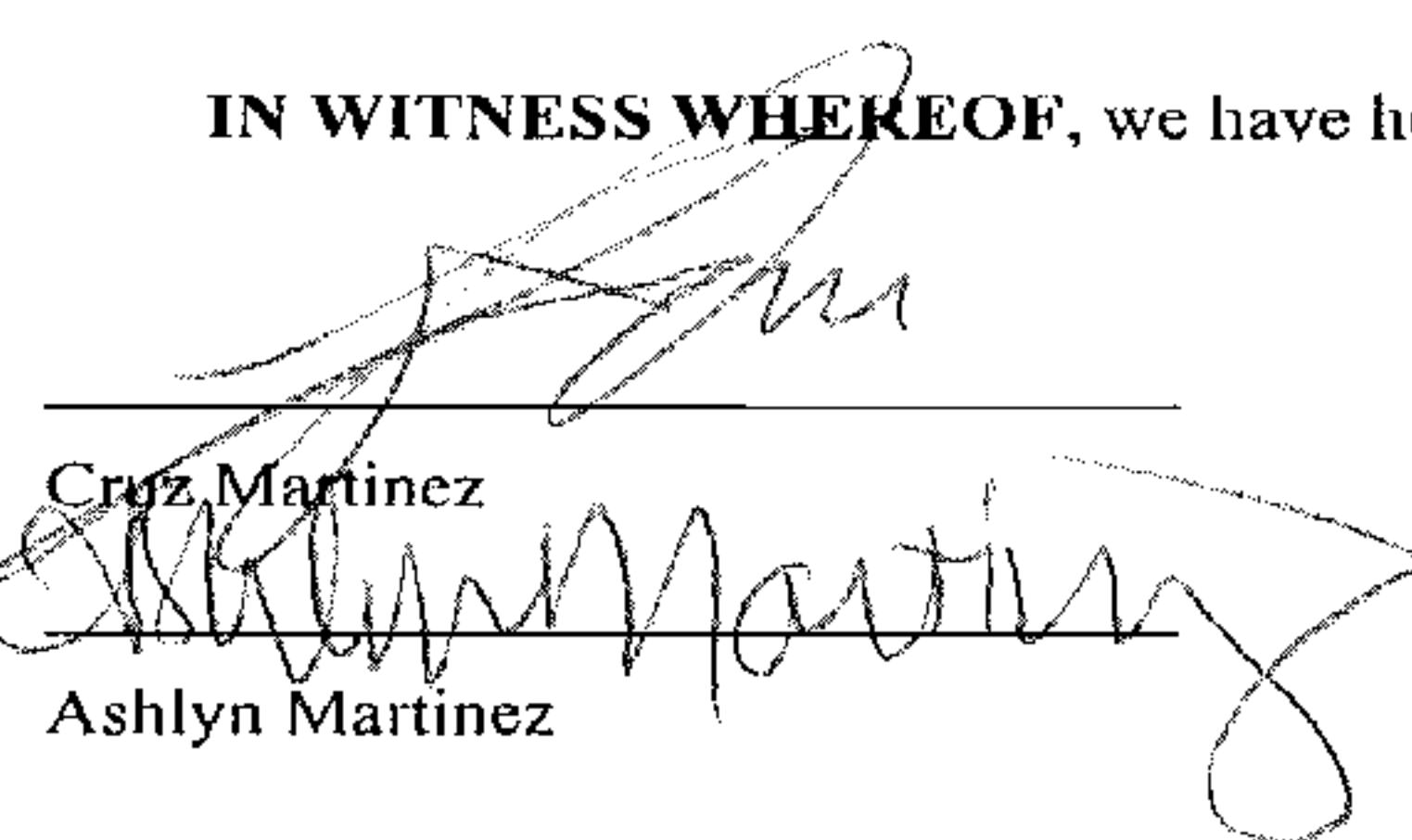
NOTE: \$0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

NOTE: Cruz Martinez and Ashlyn Martinez, grantors herein, are one and the same parties as Eros Gerardo Cruz Martinez and Ashlyn Gibson Martinez, grantees in deed dated February 18, 2022 and recorded on February 18, 2022 in Instrument No. 20220218000072410.

TO HAVE AND TO HOLD, unto the said GRANNEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANNEES, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANNEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

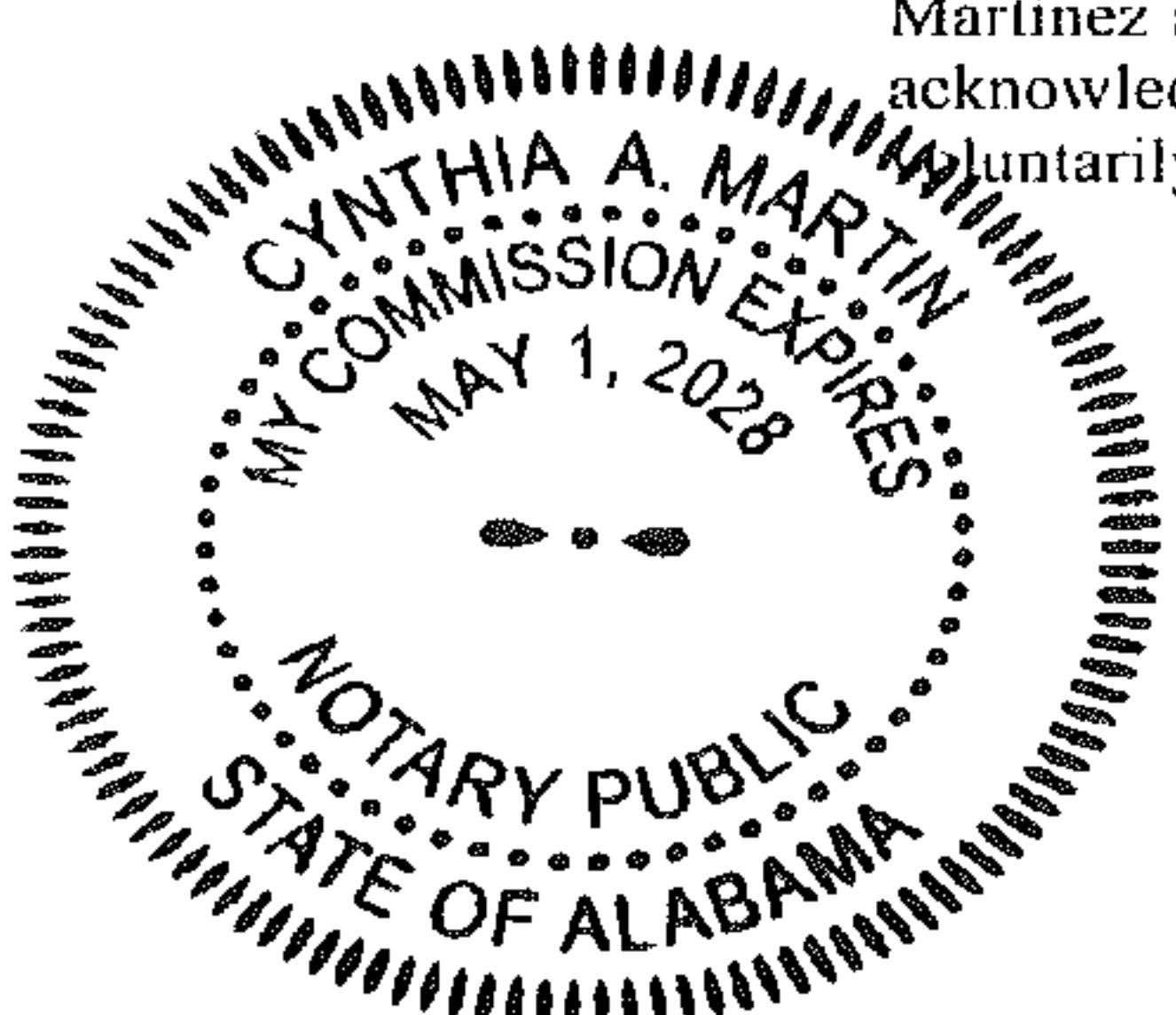
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 18th day of June, 2025.

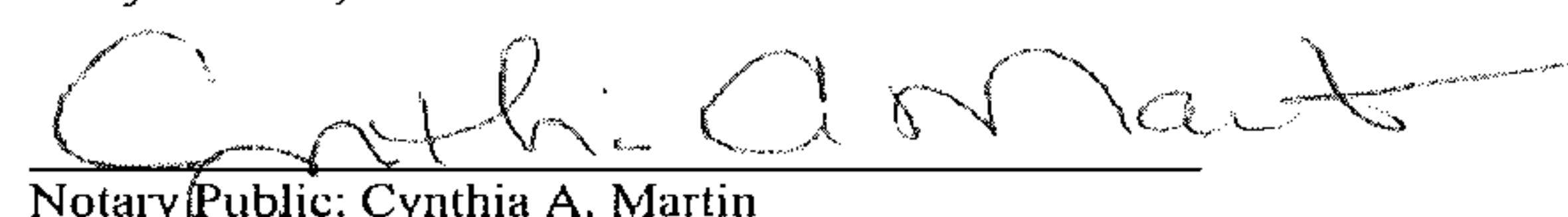

Cruz Martinez
Ashlyn Martinez

State of Alabama
County of Jefferson

I, Cynthia A. Martin, a Notary Public in and for said County in said State, hereby certify that Cruz Martinez and Ashlyn Martinez 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 conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and official seal this the 18th day of June, 2025.




Notary Public: Cynthia A. Martin

My Commission Expires: May 1, 2028

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Cruz Martinez and Ashlyn Martinez
 Mailing Address 718 County Rd 21
Maplesville, AL 36750
 Property Address 237 Scotts Trace
Helena, AL 35022

Grantee's Name Brian Freeman and Julie Freeman
 Mailing Address 237 Scotts Trace Helena, AL 35022
 Date of Sale June 18, 2025
 Total Purchase Price \$339,900.00
 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.

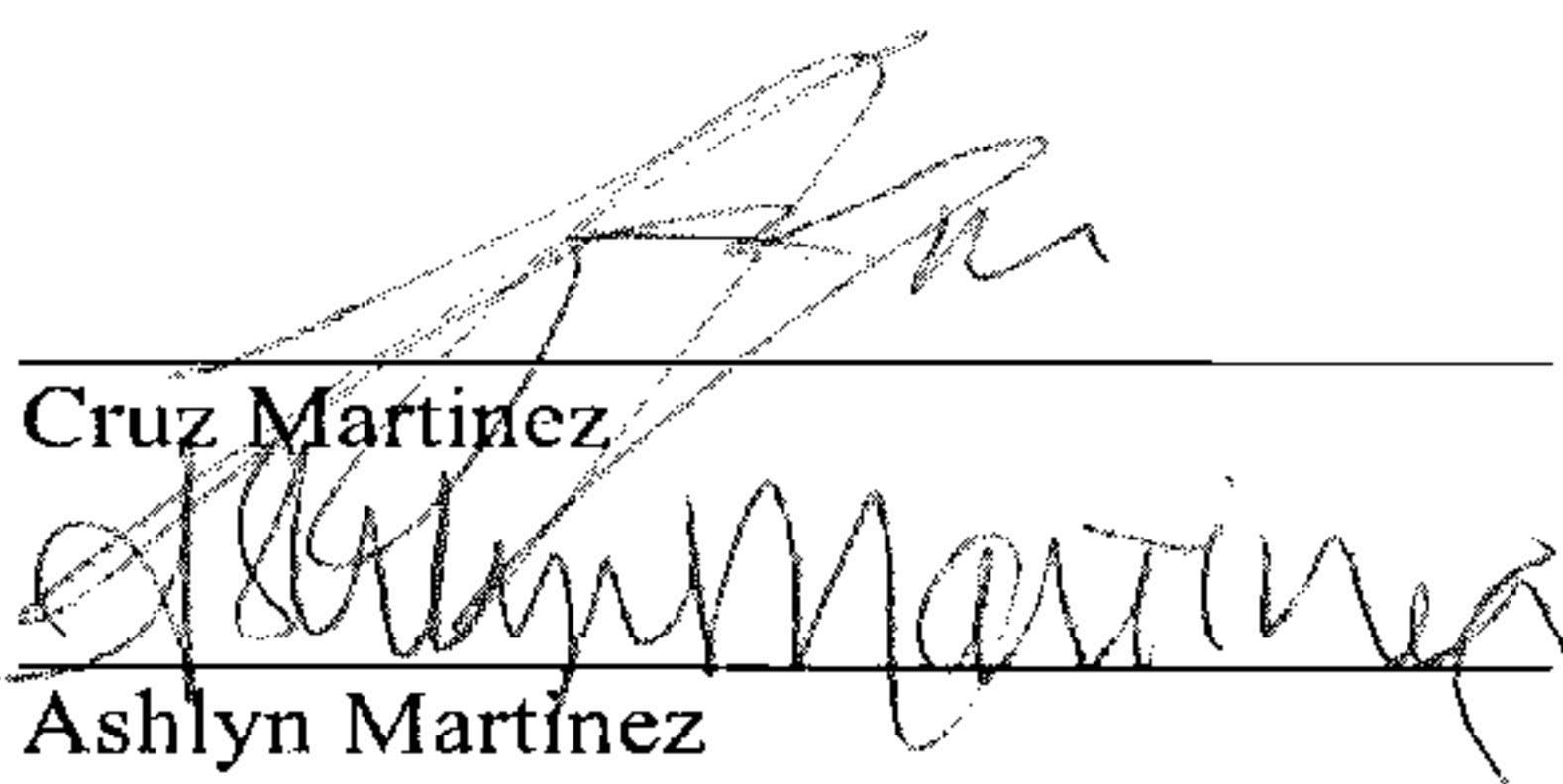
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

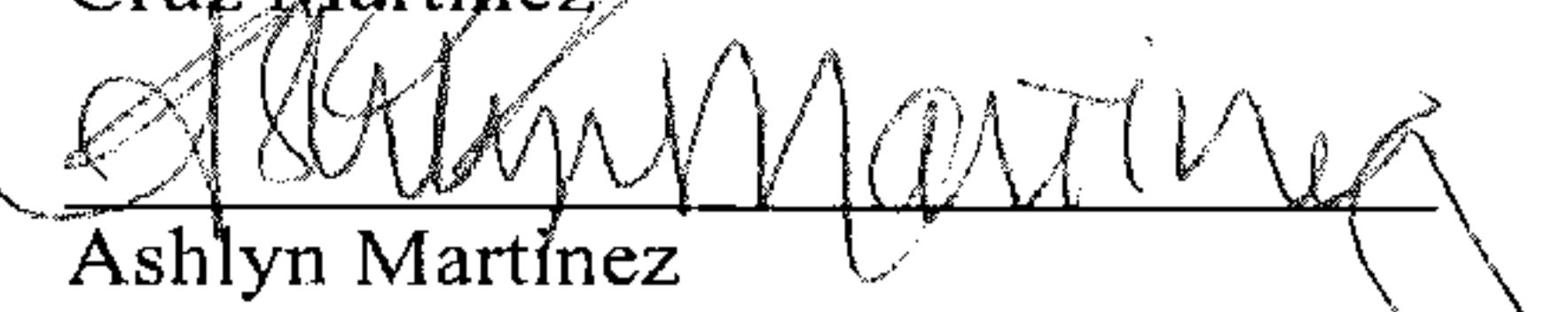
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

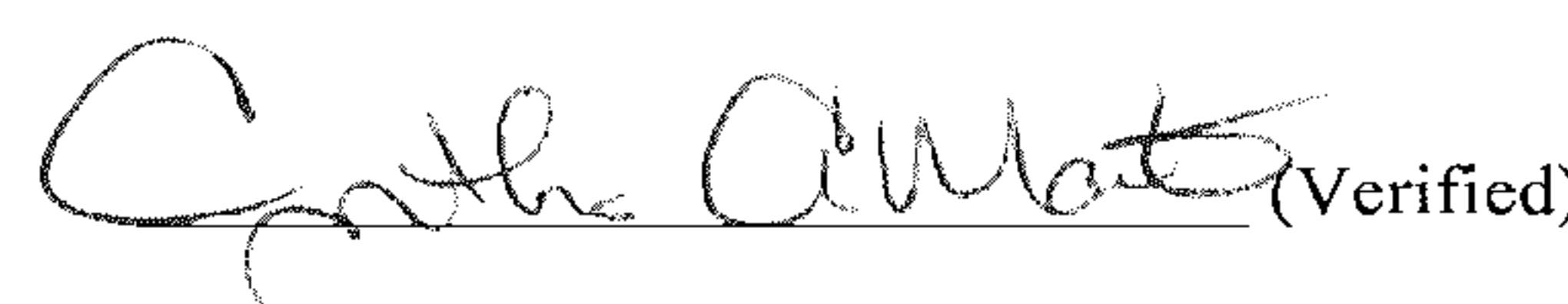
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Name: Cruz Martinez and Ashlyn Martinez

Date: 18th day of June, 2025


Cruz Martinez


Ashlyn Martinez


(Verified)

Filed and Recorded**Official Public Records**

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/19/2025 09:53:47 AM

\$365.00 PAYGE

20250619000187790

Form RT-1


Allie S. Boyd