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STATE OF ALABAMA
SHELBY COUNTY

Return to:
Albertelli Law
5404 Cypress Center Drive, Suite 300
Tampa, FL 33609

Mail Tax Statements to:
Team Martin Investments LLC
213 Essex Drive,
Sterrett, AL 35147

File #: AAL25-64009.02

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of two hundred iffty eight thousand five hundred twenty and 00/100 (\$258,520.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Data Mortgage Inc., dba Essex Mortgage, whose post office address is 1417 North Magnolia Ave, Ocala, FL 34475 , (herein referred to as Grantor), does hereby grant, bargain, sell and convey to Team Martin Investments LLC, whose address is 213 Essex Drive, Sterrett, AL 35147 (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 560 Reach Drive, Birmingham, AL 35242
Parcel ID: 09 4 20 2 008 046.000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a

good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 8th day of August, 2025.

Hope Maurer
Witness

Hope Maurer
Printed Name

[Signature]
Witness

Carlos Garcia-Estrada
Printed Name

STATE OF Florida }

COUNTY OF Marion }

Data Mortgage Inc., dba Essex Mortgage

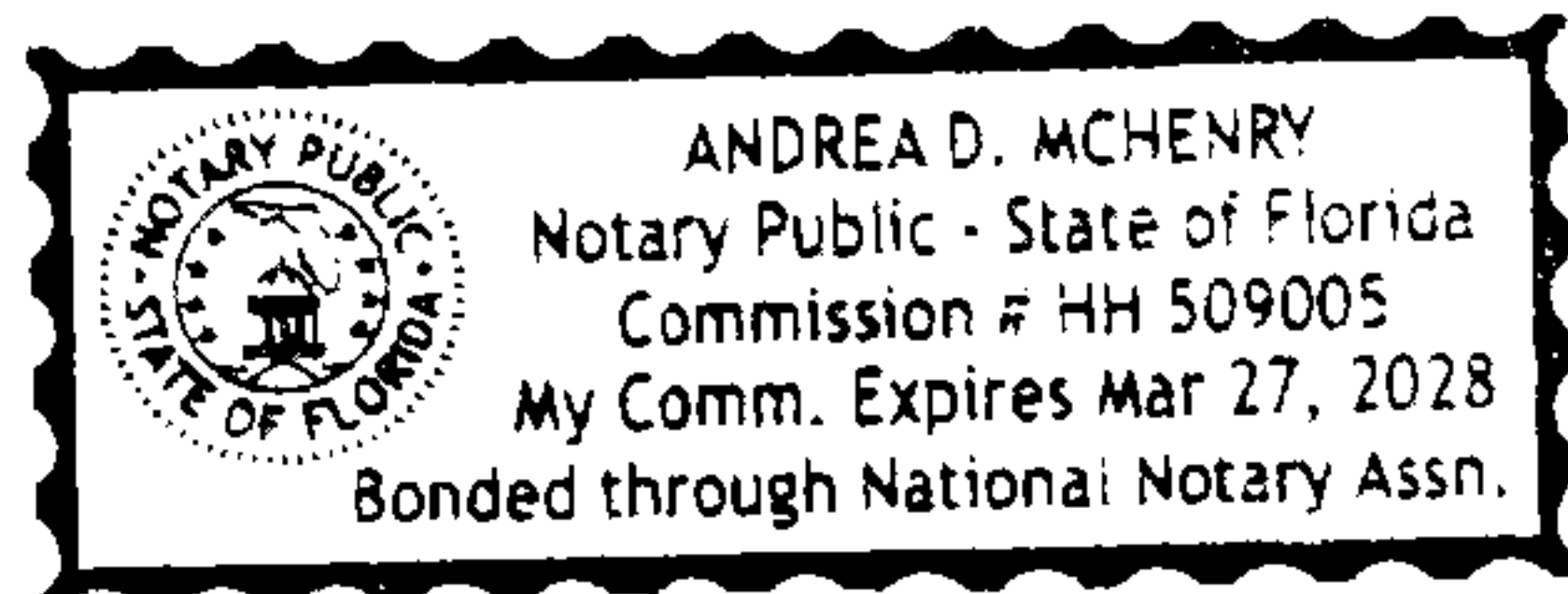
By: Twenna Sturdivant

Title: Assistant Secretary

Printed Name: Twenna Sturdivant

I, a Notary Public, in and for said County in said State, hereby certify that Twenna Sturdivant whose name as Assistant Secretary of Data Mortgage Inc., dba Essex Mortgage, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 8 day of August, 2025



[Signature]
NOTARY PUBLIC
Print Name Andrea D. McHenry
My Commission Expires 3.27.2028

Prepared By:
Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

EXHIBIT "A"

Lot 46, according to the final record plat of Narrows Reach Sector, phase 2 as recorded in Map Book 30, pages 58A & B, in the probate office of Shelby County, Alabama. Together with the nonexclusive easement to use the common areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument 2000-9755; 1st amendment recorded in instrument 2000-17136; 2nd amendment recorded in instrument 2000-36696; 3rd amendment recorded in instrument 2001-38328; 4th amendment recorded in instrument 20020905000424180, 5th amendment recorded in instrument 20021017000508250 and 6th amendment recorded in instrument 20030716000450980, 7th amendment recorded in instrument 20050931000450840, 8th amendment recorded in instrument 20061031000537350, 9th amendment recorded in instrument 20061211000599540, 10th amendment recorded in instrument 20070607000266840 and 11th amendment recorded in instrument 20080711000280890, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2025 09:23:08 AM
\$290.00 JOANN
20250821000257220

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Data Mortgage Inc., dba Essex Mortgage</u>	Grantee's Name	<u>Team Martin Investments LLC</u>
Mailing Address	<u>1417 North Magnolia Ave,</u> <u>Ocala, FL 34475</u>	Mailing Address	<u>213 Essex Drive,</u> <u>Sterrett, AL 35147</u>
Property Address	<u>560 Reach Drive</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>8/19/2025</u>
		Total Purchase Price \$	<u>\$258,520.00</u>
		or	
		Actual Value \$	<u></u>
		or	
		Assessor's Market Value \$	<u></u>

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 checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <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 08/08/2025 Print Antonio Bennato

Unattested Sign Antonio Bennato
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1