

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Janis S. Porter
1240 Berwick Road
Hoover, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Three Hundred Forty Thousand and no/100---(\$340,000.00) Dollars** and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **George J. Martin, an unmarried man**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Janis S. Porter**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 100, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

George J. Martin is the surviving grantee in that certain deed recorded 3/4/24 in Inst. No. 20240304000057890, Eunice M. Martin having died on or about the 16th day of June, 2024.

SUBJECT TO:

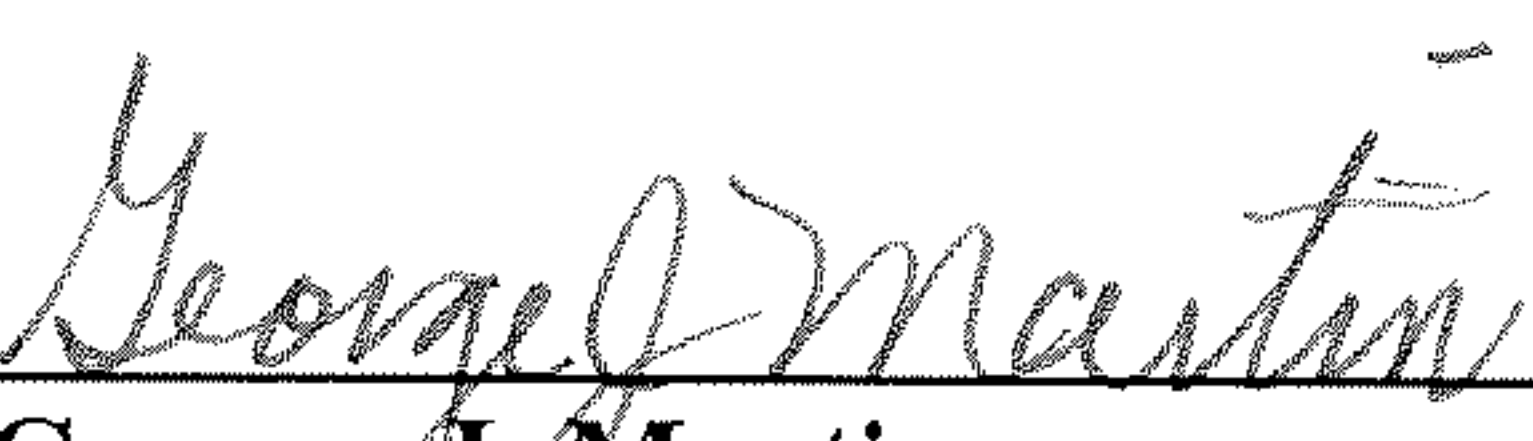
1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated

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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

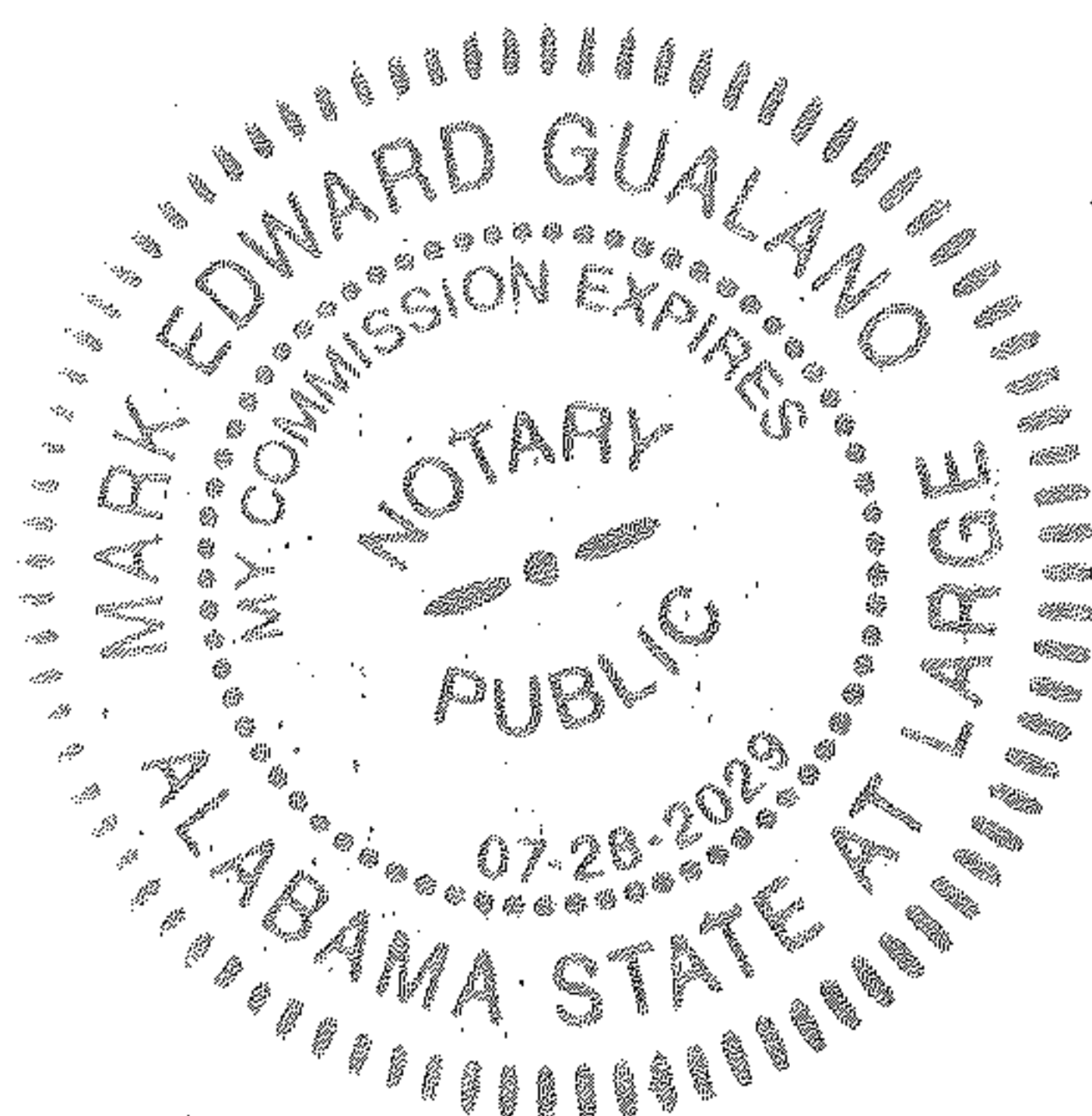
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 1st day of December, 2025.

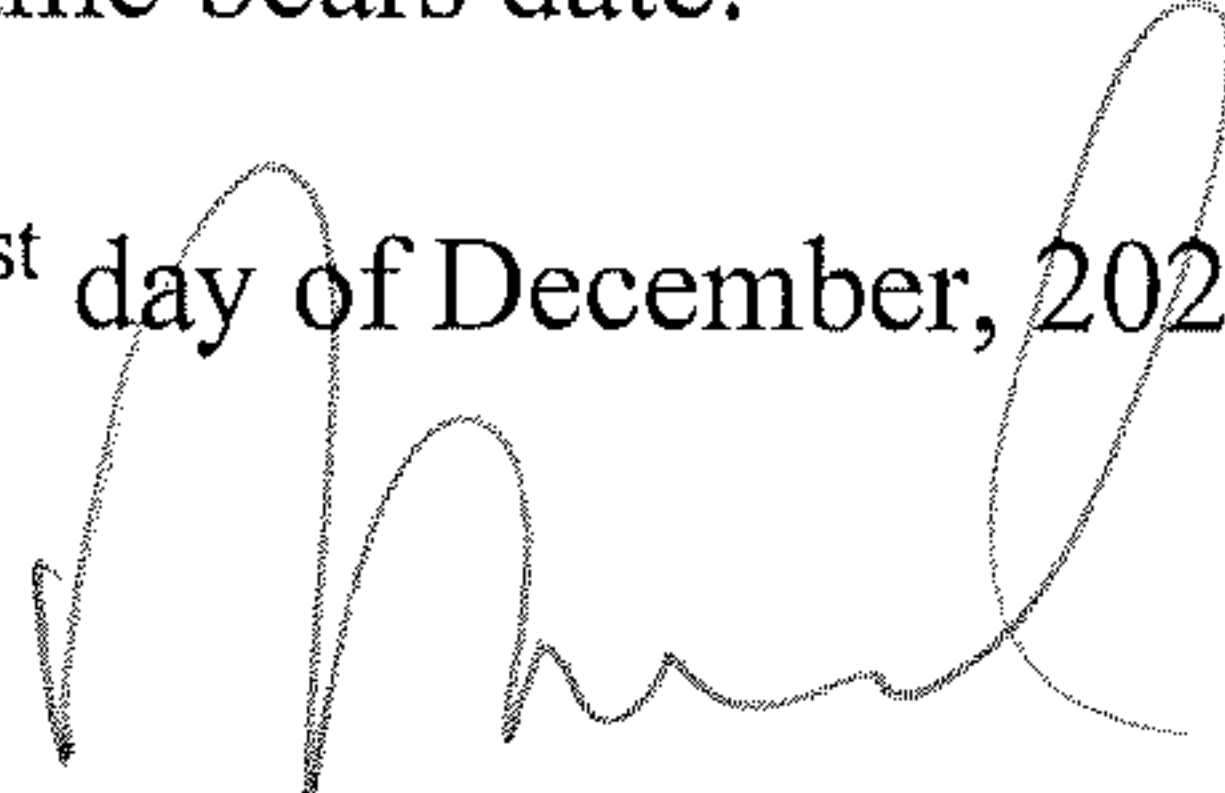

_____(SEAL)
George J. Martin

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **George J. Martin**, whose name 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, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2025.





Notary Public
My commission expires: 7/28/29

Real Estate Sales Validation Form

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

Grantor's Name George J. Martin
 Mailing Address 2385 Dolly Ridge Rd
, AL 35243

Grantee's Name Janis S. Porter
 Mailing Address 2741 Alhadeena Lake Dr Birmingham
, AL 35243

Property Address 1240 Berwick Rd.
Hoover, AL 35242

Date of Sale December 1, 2025
 Total Purchase Price \$340,000.00

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
 _____ Sales Contract
 _____ Closing Statement

_____ Appraisal
 _____ Other _____

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 December 1, 2025

Print George J. Martin

_____ **Unattested**

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/01/2025 01:36:30 PM
 \$368.00 BRITTANI
 20251201000366610

Alvin S. Boyd

Form RT-1