

This Instrument Was Prepared By:

Michael B. Odom  
Phelps Dunbar LLP  
2025 3<sup>rd</sup> Avenue North, Suite 1000  
Birmingham, Alabama 35203

Send Tax Notice To:

Charlotte J. Martin  
745 Chestnut Park Lane  
Birmingham, Alabama 35226

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantor, Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #2019-000726 ("Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto **CHARLOTTE J. MARTIN**, the sole beneficiary under Probate Case #2019-000726 ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 7, 8, 9, and 12 according to the Survey of Oak Mountain Commons, as recorded in Map Book 41, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama;

Lot 8, according to the Survey of Legacy Parc, as recorded in Map Book 27, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama; and

Lots 1, 2, and 3, according to the Survey of The Preserve, as recorded in Map Book 42 Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes and assessments for the year 2025 and subsequent years, not yet due and payable; (2) Easements, building lines, covenants, and restrictions of record; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages; and (4) Mining rights not owed by Grantor.

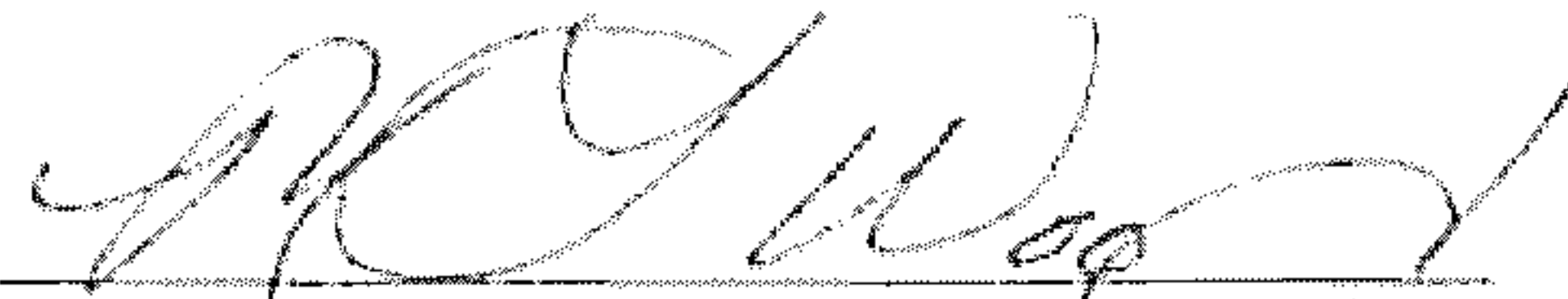
**TO HAVE AND TO HOLD**, Unto Grantee, her heirs and assigns.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

[signature page to follow]

IN WITNESS WHEREOF, Grantor has executed this conveyance on the 7<sup>th</sup> day of October, 2025.

**GRANTOR:**

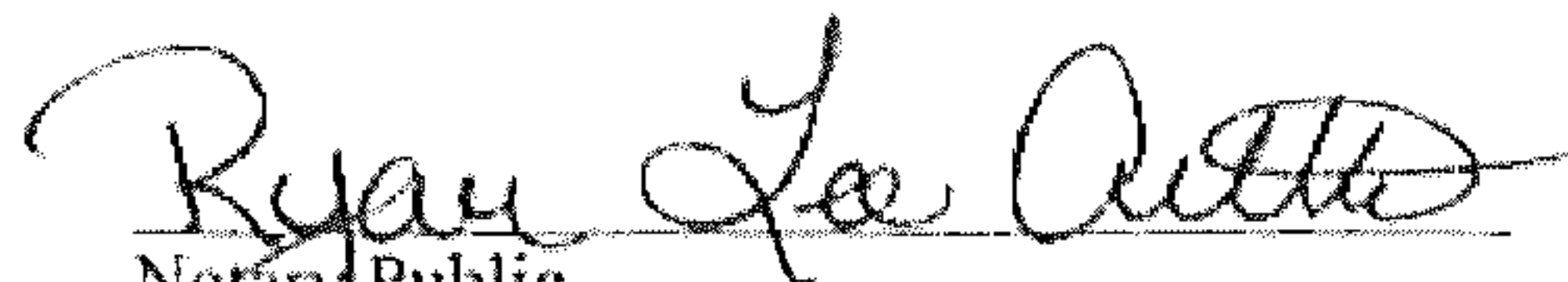


Michael L. Wood, as Personal Representative  
of the Estate of Roy L. Martin, Shelby County  
Probate Case #PR-2019-000726

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned Notary Public, in and for said County and State hereby certify that Michael L. Wood, whose name as Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #PR-2019-000726, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Personal Representative, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of October, 2025.



Notary Public

My Commission Expires: 10-07-2028

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

Grantor's Name	Estate of Roy L. Martin	Grantee's Name	Charlotte J. Martin
Mailing Address	745 Chestnut Park Lane Birmingham, Alabama 35226	Mailing Address	745 Chestnut Park Lane Birmingham, Alabama 35226
Property Address	Various	Date of Sale	October 7, 2025
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 1,470,660.00

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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Assessor's Records
<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).

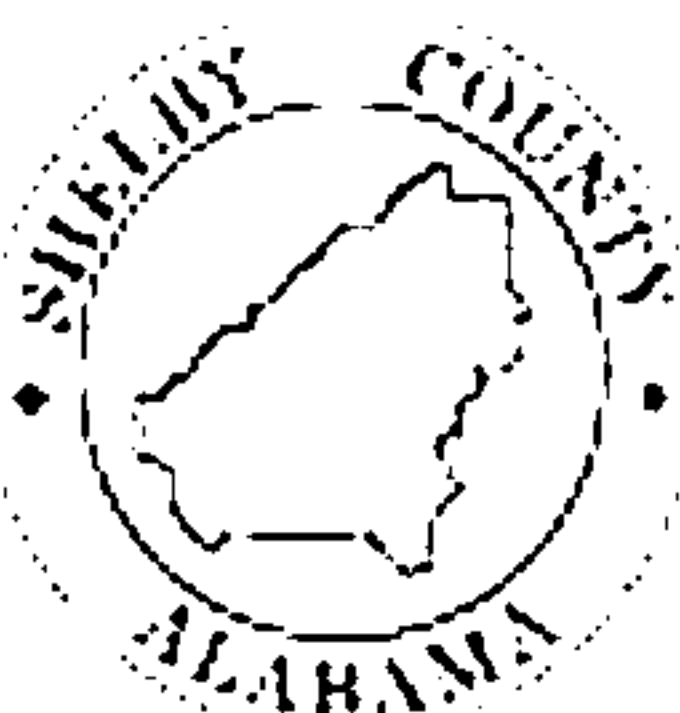
Date 11/24/25Print Michael B. Odom☒ Unattested

Sign

M. Odom

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/08/2025 02:15:25 PM**  
**\$1499.00 JOANN**  
**20251208000375340**

*Allen S. Bayl*