

This Document prepared by:
Donald Alan Cecil
5291 Birdsong Road
Birmingham, Alabama
35242



20260323000082340 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
03/23/2026 12:23:34 PM FILED/CERT

Warranty Deed

Warranty deed, made this 24th day of October, 2025 by and between

Farrel V. Cecil and wife E. Faye Cecil of the city of Montevallo and the county of Shelby ("grantors") and Antonio Martinez ("grantee") whose mailing address is 29 Lawler Street Montevallo, Alabama 35115

The **GRANTORS**, for and consideration of the sum of One Thousand Dollars, (\$1000), the receipt and sufficiency of which is hereby grant bargain self and convey unto the grantee his/her heirs and assigns, the following described premises located in the county of Shelby, state of Alabama, described as follows:

Lots 16 and 17 , Block 3 according to a map of Wilmont Gardens Subdivision as recorded in Map Book 4, Page 6, of the Shelby County Probate Records and assigned ad valorem taxation parcel identification number 36 2 09 1 001 052.000 also known as 40 Lawler Street Montevallo, Alabama 35115

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restriction of record.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

E Faye Cecil
Grantor

E Faye Cecil
Printed Name

Donald Alan Cecil
Witness

Donald Alan Cecil
Printed Name

Farrel V. Cecil
Grantor

Farrel V. Cecil
Printed Name

Notary Public:
Jason Meredith



Shelby County, AL 03/23/2026
State of Alabama
Deed Tax: \$1.00

JASON MEREDITH
My Commission Expires
October 4, 2026

Real Estate Sales Validation Form



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

Grantor's Name Farrel V Cecil and Faye Cecil
Mailing Address 288 County Road 102
Montevallo AL
35115

Grantee's Name Antonio Martinez
Mailing Address 29 LAWLER STREET
Montevallo AL
35115

Property Address 40 Lawler Street
Montevallo AL
35115

Date of Sale October 24 2025
Total Purchase Price \$ 1000
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 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 3-23-26

Print Donald Allen Cecil

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)