

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney at Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Fabian Antonio Iraheta Torres
6588 Highway 86
Calera, Al 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTEEN THOUSAND DOLLARS AND ZERO CENTS (\$16,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Alejandro Chavez, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Fabian Antonio Iraheta Torres* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Descriptions


SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record.
- 3. This property constitutes no part of the homestead of the grantor, or of his/her spouse.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of October, 2020.


Alejandro Chavez

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Alejandro Chavez*, 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 on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2020.


Notary Public
My Commission Expires: 9/1/2024

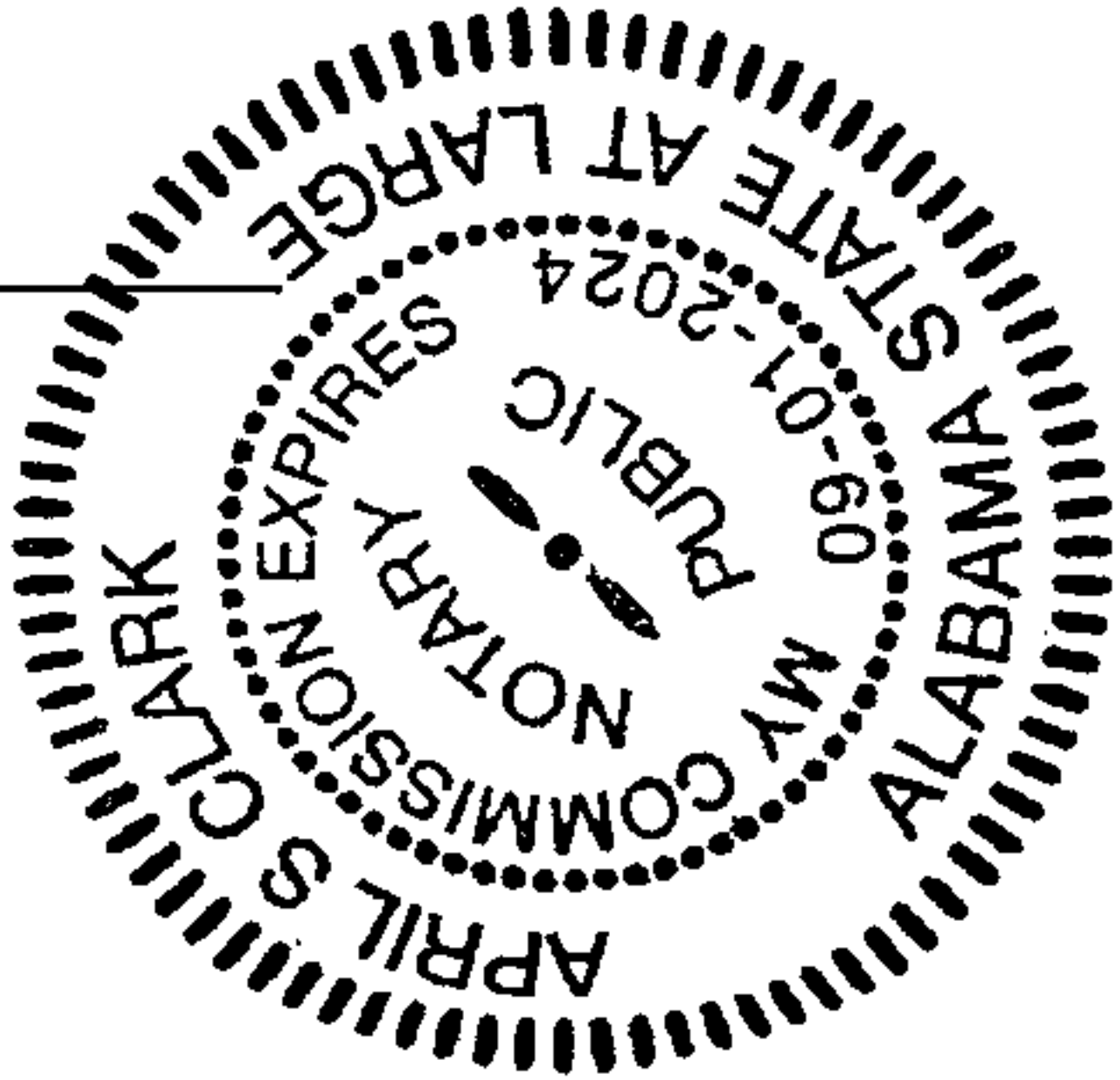


Exhibit "A"- Legal Description

Commence at the Corner of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence North $01^{\circ} 25' 14''$ W, a distance of 832.88' to the Point of Beginning; thence continue along the last described course, a distance of 106.88' to a point on the Southerly R.O.W. line of Shelby County Highway 42, said point also being the beginning of a non-tangent curve to the left, having a radius of 2933.08, a central angle of $09^{\circ} 20' 09''$, and subtended by a chord which bears North $67^{\circ} 31' 32''$ W, and a chord distance of 477.39'; thence along the arc of said curve and said R.O.W. line a distance of 477.91' to a point on the Easterly R.O.W. line of Shelby County Highway 86; thence South $25^{\circ} 27' 33''$ W, leaving said Highway 42 and along said Highway 86 R. O. W. line, a distance of 264.15' to a point on the Northerly R.O.W. line of Heart of Dixie Railroad; thence North $88^{\circ} 46' 50''$ E, leaving said Highway 86 and along said Railroad R.O.W. line, a distance of 126.63' to a curve to the right, having a radius of 1502.50, a central angle of $16^{\circ} 36' 34''$, and subtended by a chord which bears South $82^{\circ} 54' 53''$ E, and a chord distance of 434.04'; thence along the arc of said curve and said R.O.W. line, a distance of 435.56' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Alejandro Chavez
Mailing Address 8613 Hwy 42
Calera AL 35143

Grantee's Name Fabian Antonio Iraheta Torres
Mailing Address 6588 Hwy 80
Calera AL 35043

Property Address 6588 Hwy 80
Calera AL

Date of Sale _____
Total Purchase Price \$ 14,000.00
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 ☐ 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.

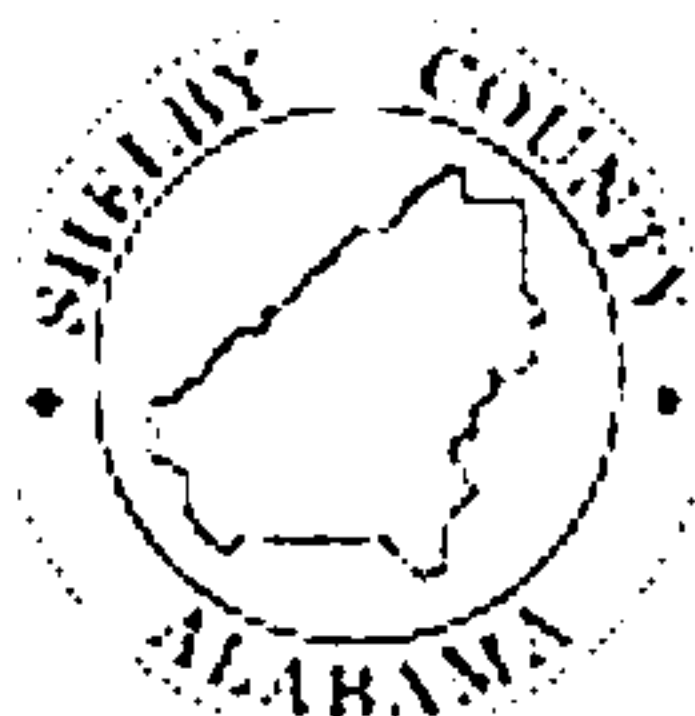
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

Date _____ Print Alejandro Chavez
☐ Unattested _____ Sign [Signature]
(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
10/12/2020 08:34:12 AM
\$44.00 JESSICA
20201012000460350

Alicia S. Bayal