

20220214000063160
02/14/2022 10:35:18 AM
DEEDS 1/4

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, LLC
P.O. Box 382753
Birmingham, AL 35238

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned CENTRAL STATE BANK, a corporation (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto HECTOR MORENO (hereinafter referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto HECTOR MORENO, his heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's death, the entire interest in fee simple shall pass to the heirs, successors and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

[Signature page follows]

IN WITNESS WHEREOF, CENTRAL STATE BANK, a corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the _____ day of Feb. 11, 2022

CENTRAL STATE BANK

By: [Signature]

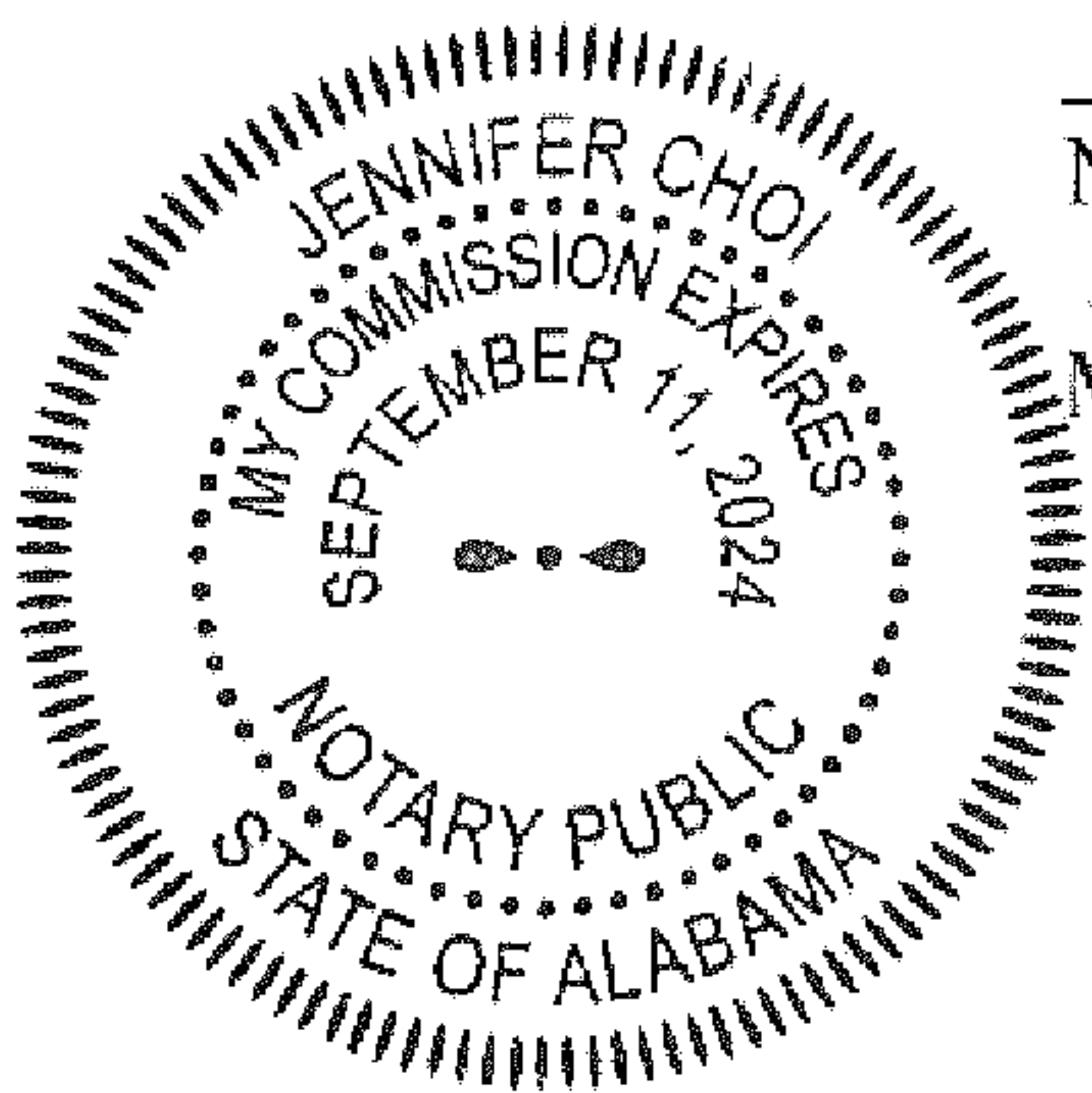
Name: Kenneth J. Corneo

Its: Chief Credit Officer

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kenneth J. Corneo whose name as Chief Credit Officer CENTRAL STATE BANK, a corporation, 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 said instrument, (s)he, as such officer, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 11th day of February, 2022



[Signature]
Notary Public

My Commission Expires: 9/11/2024

EXHIBIT "A"

The NW 1/2 of Lot 9, in Block 2, according to the Survey of J. E. Bozeman of 100 acres at Birmingham Junction on ETV and G. Railroad, drawn December 1, 1890 and filed in the Shelby County Probate Office of December 6, 1890 at Deed Book 14 page 239 and recorded in Map Book 3 page 42 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above property is further described as a rectangle extending 104.4 feet along Alabama Highway 25 (formerly Montevallo Street) and 158 feet deep in Section 8, Township 24 North, Range 12 East, Shelby County, Alabama.

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

Grantor's Name CENTRAL STATE BANK
 Mailing Address PO BOX 382753
BIRMINGHAM, AL 35238

Grantee's Name HECTOR MORENO
 Mailing Address 127 CO RD 54
MONTEVALLO, AL 35115

Property Address 2470 HWY 25
WILTON, AL 35187

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/14/2022 10:35:18 AM
 \$56.00 BRITTANI
 20220214000063160

Date of Sale 2/11/2022
 Total Purchase Price \$25,000.00

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 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 02/11/2022

Print JENNIFER CHOI

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1