



20141001000308210 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 02:28:33 PM FILED/CERT

This instrument was prepared by:

**Mitchell A. Spears**  
Attorney at Law  
P O Box 119  
Montevallo AL 35115  
1-205-665-5076

Send Tax Notice to: **Central State Bank**  
**P. O. Box 180**  
**Calera, AL 35040**

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**Warranty Deed**

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STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **THREE THOUSAND DOLLARS (\$3,000.00)**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

**HECTOR E. RAMOS GOMEZ, an unmarried man**

(herein referred to as Grantor) hereby grant, bargain, sell and convey unto

**CENTRAL STATE BANK**

(herein referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, Alabama 35115, to-wit:

**EASEMENT APPURTENANT**

A 20 foot Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 00 degrees 02 minutes 08 seconds West, a distance of 152.67 feet; thence South 85 degrees 36 minutes 31 seconds East, a distance of 118.46 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 04 degrees 36 minutes 08 seconds West, a distance of 160.41 feet; thence South 00 degrees 06 minutes 03 seconds East, a distance of 57.89 feet to the northerly R.O.W. line of Shelby County Highway 12, otherwise known as Smokey Road and the POINT OF ENDING OF SAID CENTERLINE. According to the survey of Rodney Shiflett, dated September 3, 2014 ( POS No. 21784).

**SUBJECT TO:**

- Rights, reservations and restrictions of record.

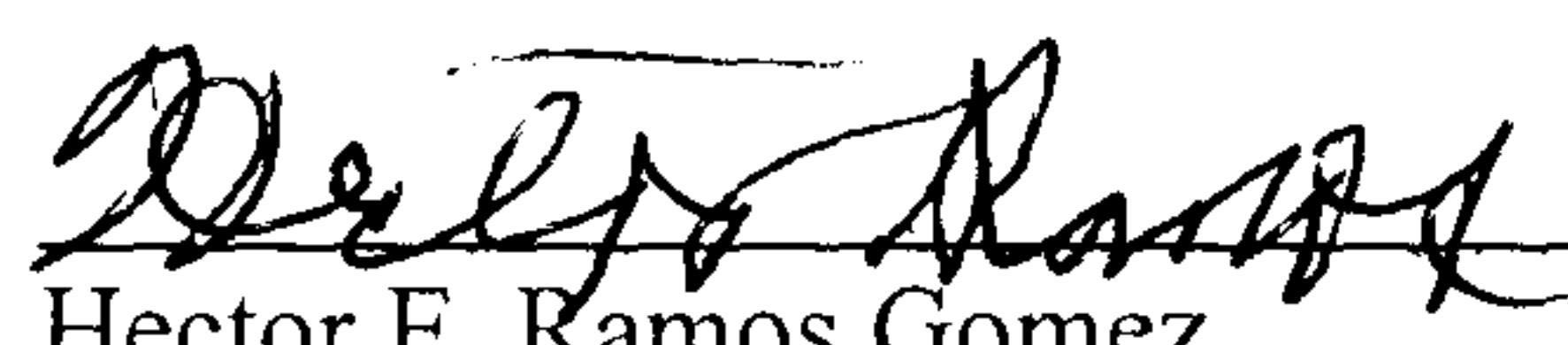
**SOURCE OF TITLE: Instrument No. 20140306000062160.**

TO HAVE AND TO HOLD to the said GRANTEE, and to the heirs and assigns of Grantee forever.

Shelby County, AL 10/01/2014  
State of Alabama  
Deed Tax: \$3.00

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE and her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEES, and her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8<sup>th</sup> day of September, 2014.



Hector E. Ramos Gomez

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Hector E. Ramos Gomez**, 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 that same bears date.

Given under my hand and official seal, this the 8<sup>th</sup> day of September, 2014.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES MAY 15, 2017**



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# Real Estate Sales Validation Form

## Form RT-1

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

Grantor's Name Hector E. Ramos Gomez  
Mailing Address. 4159 Smokey Rd.  
Alabaster AL 35007

Property Address 4159 Smokey Rd.  
Alabaster AL 35007

Grantee's Name Central State Bank  
Mailing Address. P O Box 180  
Calera AL 35040

Date: Sept. 26, 2014  
Total Purchase Price \$3,000.00  
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  
XX            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.

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## 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).

Print Mitchell A. Spears, Attorney at Law



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