

This instrument was prepared without
title evidence or survey by:

Grantees' address:
21 University Park
Montevallo, AL 35115

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and no/100 DOLLARS (\$12,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned William F. Motes and Eleanor P. Motes, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Esmeralda Rosibel and Portillo Chavez (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 385.38 feet to the point of beginning; thence continue along last described course a distance of 144 feet; thence turn right 94 deg. 40 min. 30 sec. and run West a distance of 300 feet, more or less, to a roadway easement; thence turn right 87 deg. 05 min. and run North a distance of 144 feet; thence turn right and run East to the point of beginning. Said property containing one (1) acre, more or less, and being the same property conveyed to GRANTOR by deed recorded in Real Book 340, Page 133, in the Probate Office of Shelby County, Alabam.

Subject to easements, restrictions, conditions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1st day of October, 2014.

William F. Motes
William F. Motes

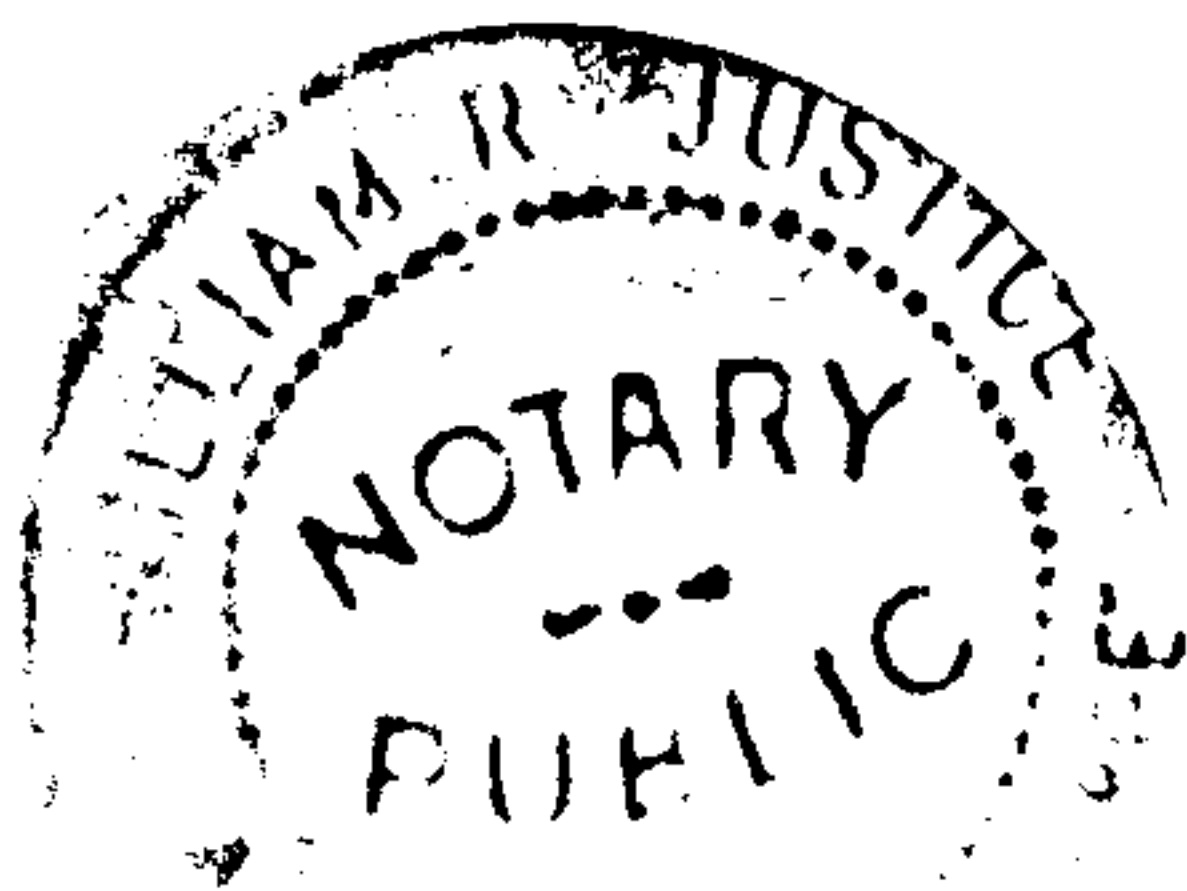
Eleanor P. Motes
Eleanor P. Motes

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Motes and Eleanor P. Motes, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2014.



William R. Justice
Notary Public



20141003000310280 2/3 \$32.00
Shelby Cnty Judge of Probate, AL
10/03/2014 08:40:42 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name William & Eleanor Motes
Mailing Address 5664 Hwy 25
Montevallo, AL 35115

Grantee's Name Esmeralda Rosibel & Portillo Chavez
Mailing Address 21 University Park
Montevallo, AL 35115

Property Address Battle Drive
Montevallo, AL

Date of Sale 10-1-14
Total Purchase Price \$ 12,000.00

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 10-1-14

Print William F. Motes

☐ Unattested
☐ (verified by)

Sign William F. Motes
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20141003000310280 3/3 \$32.00
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