

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
Luke A. Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Raul Gomez  
Maria Gomez  
2318 Highway 36  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and 00/100 Dollars (\$1.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Richard Arlen Conkle**, an unmarried man (herein referred to as Grantor) does grant, bargain, sell and convey unto **Raul Gomez** and **Maria Gomez** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land situated in the S ½ of the Northwest ¼ of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the Southeast ¼ of the Northwest ¼ of said Section 7; thence S 00°29'36" E a distance of 946.40'; thence N 89°55'32" E a distance of 208.85'; thence S 01°26'51" E a distance of 149.32' to the point of beginning; thence S 01°26'51" E a distance of 273.20'; thence with a curve turning to the right with a radius of 454.82', a delta angle of 21°26'24", and subtended by a chord which bears N 87°48'03" W, a chord distance of 169.20', thence along said curve an arc distance of 170.19'; thence N 01°26'51" W a distance of 262.85'; thence N 88°41'34" E a distance of 168.86' to the point of beginning.

Richard Arlen Conkle is the surviving grantee of deed recorded in Volume 251, Page 647. The other grantee, Sara Martin Conkle, having died on or about the 26<sup>th</sup> day of December, 2005.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their 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 said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this December 31, 2014.

  
Richard Arlen Conkle

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Richard Arlen Conkle, an unmarried man, whose name 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 this instrument, Richard Arlen Conkle executed the same voluntarily on the day the same bears date.

Given under my hand and seal this December 31, 2014.

  
Notary Public

My Commission Expires: 7/26/16  
Grnator's Address:  
705 Scenic Rd E  
Fort Payne, AL 35967  
Property Address/Grantee's Mailing:  
2318 Highway 36  
Chelsea, AL 35043

Shelby County, AL 02/09/2015  
State of Alabama  
Deed Tax: \$10.00



# Real Estate Sales Validation Form

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

Grantor's Name Richard Arlen Conkle  
Mailing Address 705 Scenic Rd. E.  
Ft. Payne AL 35967

Grantee's Name Raul Gomez + Maria Gomez  
Mailing Address 2318 Highway 36  
Chelsea AL 35043

Property Address 2318 Highway 36  
Chelsea, AL 35043

Date of Sale 12-31-14  
Total Purchase Price \$ 10,000.00

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 2-4-15

Print Tisha Eichelberger

Sign Tisha Eichelberger

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150209000041670 2/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/09/2015 12:51:21 PM FILED/CERT

Form RT-1