



20160505000150990 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
05/05/2016 11:26:13 AM 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: **Anthony T. Terrazas**
Robin Perry Terrazas
424 Sheppards Crook
Helotes TX 78023

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **Sixty Thousand and 00/100 Dollars (\$60,000.00)**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Warren Bruce McClanahan, a married man

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Anthony T. Terrazas and wife, Robin Perry Terrazas

(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, the following described real estate situated in **Shelby County, Alabama** to-wit:

A part of Lots 20 and 21 according to the Original Plan of the town of Montevallo more particularly described as follows:

Beginning at a point on the northwest margin of Main Street, which point is 73 feet southwest of the easternmost corner of Lot 21 according to said Original Plan and run thence in a northwest direction and parallel with Middle Street 150.0 feet; thence southwest and parallel to Main Street 2.05 feet; thence northwest and parallel with Middle Street 150.0 feet; thence southwest and parallel to Main Street 2.05 feet; thence northwest and parallel with Middle street 150.0 feet to the easterly line of Valley Street; thence southwest along said Valley street a distance of 25.0 feet; thence southeast and parallel with Middle Street a distance of 50.0 feet; thence southwest and parallel with Valley Street a distance of 6.78 feet; thence southeast and parallel with Middle Street a distance of 20.9 feet; thence southwest and parallel with Valley Street a distance of 24.0 feet; thence northwest and parallel with Middle Street 20.9 feet; thence South and parallel with Valley Street 10.0 feet; thence southeast and parallel with Middle Street 49.75 feet; thence northeast and parallel with Valley Street a distance for 20.0 feet; thence southeast and parallel with Middle Street 199.01 feet to the northwest line of Main Street; thence run in a northeast direction along said Main Street a distance of 43.0 feet to the point of beginning.

Situated in Shelby County, Alabama.

Shelby County, AL 05/05/2016
State of Alabama
Deed Tax: \$60.00

SUBJECT TO:

- Property taxes for 2016 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights privileges, and immunities relating thereto, appearing in the Public Records.
- Permit to Alabama Power Company recorded in Deed Book 166, Page 405.

- Easement to Town of Montevallo recorded in Deed Book 147, Page 138.
- Easement to South Central Bell reported in Real Book 385, Page 549.
- Easement to City of Montevallo recorded in Inst. No. 2008110500042773.

ms The real property hereinabove described does not constitute the homestead of grantor, nor that of ~~her~~^{his} spouse, neither is it contiguous thereto.

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 for such survivor 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, that 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 2nd day of

May, 2016.

Warren Bruce McClanahan
Warren Bruce McClanahan

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Warren Bruce McClanahan**, 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 2nd day of May, 2016.

ms
Notary Public

My Commission Expires: 07/31/17



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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	<u>Warren Bruce McClanahan</u>	Grantee's Name	<u>Anthony T. Terrazas</u>
Mailing Address	<u>755 E Boundary Street</u>	Mailing Address	<u>Robin Perry Terrazas</u>
	<u>Montevallo AL 35115</u>		<u>424 Shepherds Crook</u>
			<u>Helotes TX 78023</u>
Property Address	<u>645 Main Street</u>	Total Purchase Price	<u>\$60,000.00</u>
	<u>Montevallo AL 35115</u>	Or	
		Actual Value	\$ <u> </u>
		Or	
		Assessor's Mkt. Val.	\$ <u> </u>

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
XX Sales Contract
 Closing Statement

 Appraisal
 Other:


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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: May 2, 2016

Sign Warren Bruce McClanahan
Warren Bruce McClanahan