

This Instrument was Prepared by:

Send Tax Notice To: Mario Vera Ruiz

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-17-23563

AL
89 Keele Mill Rd
Montevallo AL 35115

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Forty Nine Thousand Dollars and No Cents (\$449,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Margaret Ashley Ford, a Single woman and Scott Turner Ford, a Married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mario Vera Ruiz**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

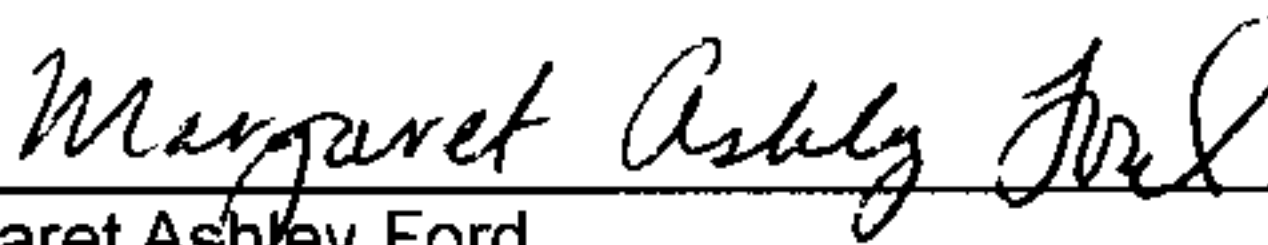
Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein or their spouses.

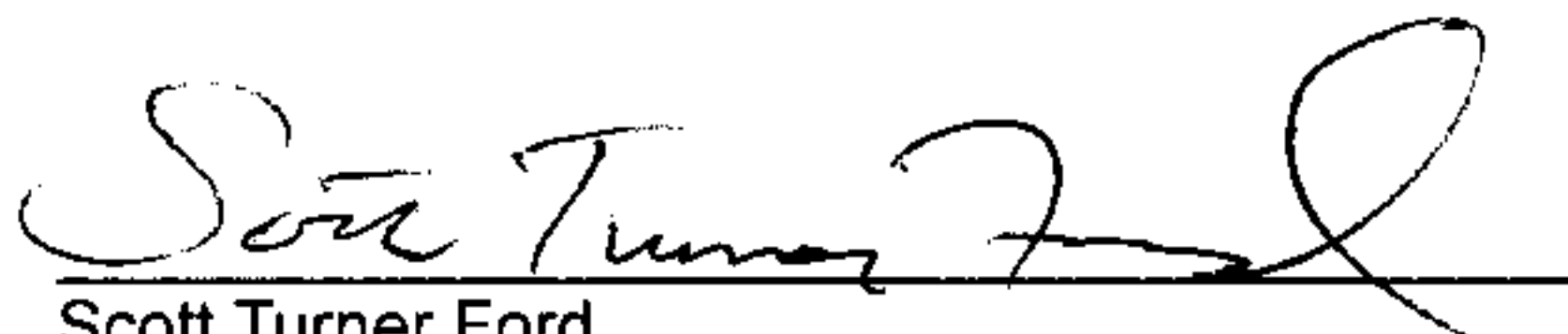
\$404,100.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns 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 said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of February, 2017.


Margaret Ashley Ford

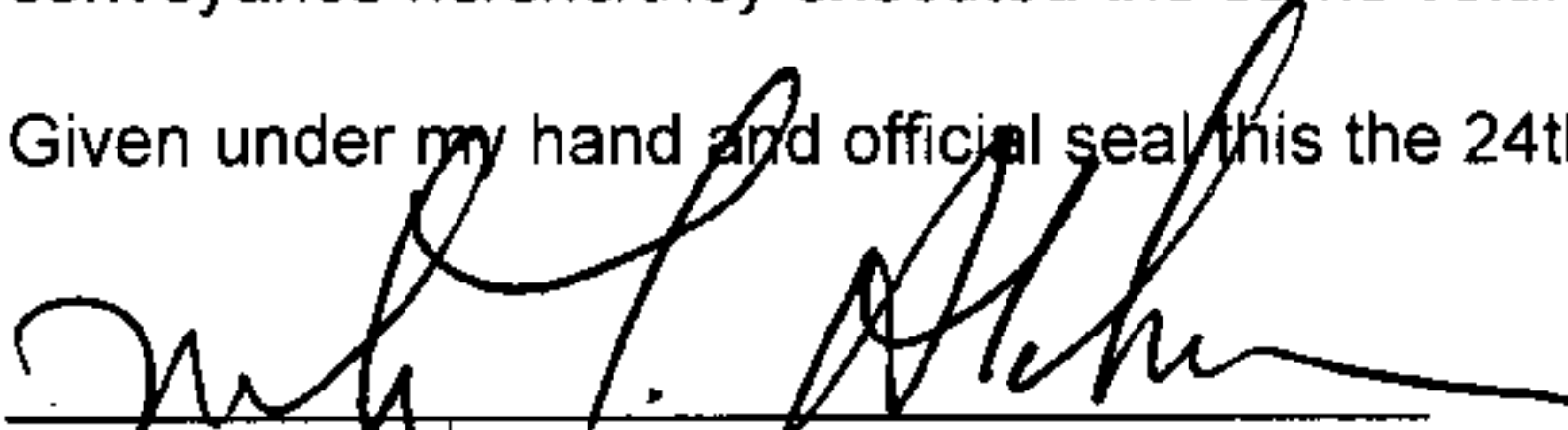

Scott Turner Ford

State of Alabama

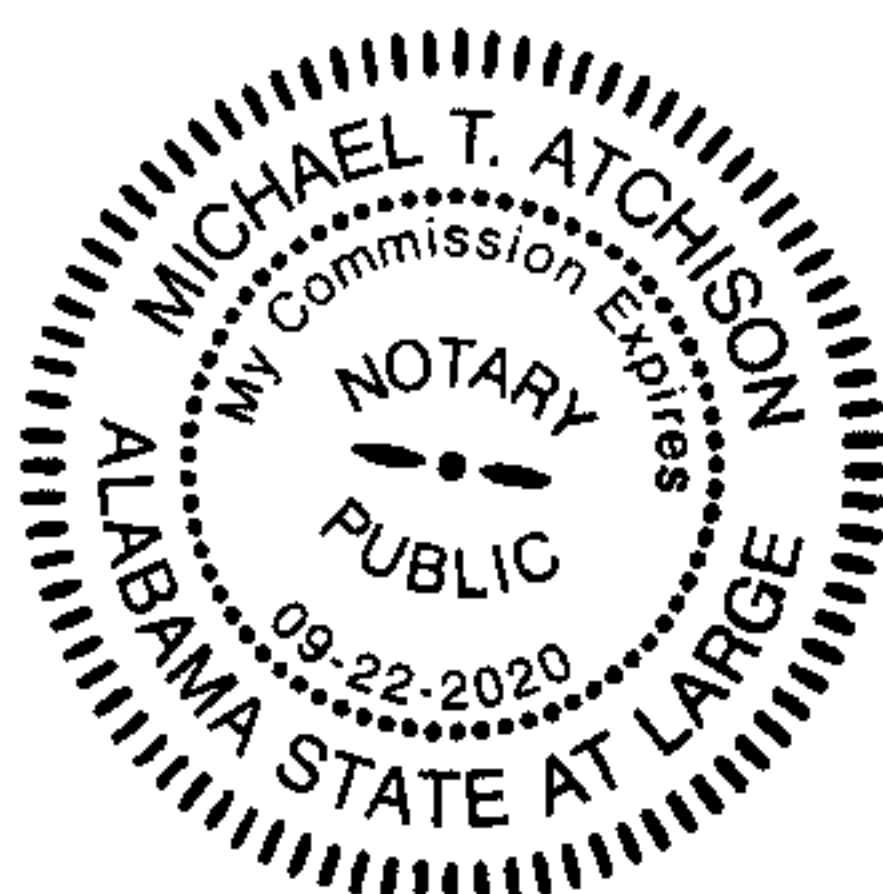
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Margaret Ashley Ford and Scott Turner Ford, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of February, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020


20170227000066380 1/3 \$66.00
Shelby Cnty Judge of Probate, AL
02/27/2017 09:41:52 AM FILED/CERT



Shelby County, AL 02/27/2017
State of Alabama
Deed Tax: \$45.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW Corner of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama; thence S05°38'00"W, a distance of 1196.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 415.89'; thence S31°32'44"E, a distance of 992.18' to the Northerly R.O.W. line of Spring Creek Road, 80' R.O.W., said point also being the beginning of a non-tangent curve to the right, having a radius of 6040.00, a central angle of 00°57'30", and subtended by a chord which bears N73°54'46"E, and a chord distance of 101.03'; thence along the arc of said curve and said R.O.W. line, a distance of 101.03'; thence N74°23'31"E and along said R.O.W. line, a distance of 252.34' to a curve to the left, having a radius of 4960.00, a central angle of 01°44'46", and subtended by a chord which bears N73°31'08"E, and a chord distance of 151.15'; thence along the arc of said curve and said R.O.W. line, a distance of 151.15'; thence N16°07'43"W and leaving said R.O.W. line, a distance of 1394.16'; thence S69°13'03"W, a distance of 616.11' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated February 24, 2017.


20170227000066380 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
02/27/2017 09:41:52 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	Margaret Ashley Ford Scott Turner Ford	Grantee's Name	Mario Vera Ruiz
Mailing Address	<i>Scott Turner Ford</i> <i>Mar 3101 Indian Crest Dr.</i> <i>Indian Springs, AL 35124</i>	Mailing Address	<i>89 Keeler Mill Rd</i> <i>Montevallo, AL 35115</i>
Property Address	4935 Spring Creek Road Montevallo, AL 35115	Date of Sale	February 24, 2017
		Total Purchase Price	\$449,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 2/24/2017

Print Margaret Ashley Ford

Unattested

Sign Margaret Ashley Ford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170227000066380 3/3 \$66.00
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Form RT-1