

This Instrument was Prepared by:

Send Tax Notice To: Jose David Plata Colin

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

2544 Hwy 56
Wilsonville AL 35186

File No.: S-17-23967

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, 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, **Annastacia M. Merrell**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jose David Plata Colin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is Wilsonville, AL 35186**; 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.

\$15,000.00 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 28th day of July, 2017.



Annastacia M. Merrell

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 Annastacia M. Merrell, 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 28th day of July, 2017.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



20170801000275080 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/01/2017 08:14:45 AM FILED/CERT

Shelby County, AL 08/01/2017
State of Alabama
Deed Tax: \$10.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel in the Northeast Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 1 East, in Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of said Quarter-Quarter Section and run Westerly along the North line of said Quarter-Quarter Section for 620.43 feet to a point; thence turn a deflection angle of 89 degrees 55 minutes 15 seconds to the left and run in a Southerly direction for 288.79 feet to a 5/8-inch rebar set at the point of beginning; thence continue on last stated course and run in a Southerly direction for 77.89 feet to a 5/8-inch rebar set; thence turn a deflection angle of 91 degrees 41 minutes 25 seconds to the left and run in an Easterly direction for 170.08 feet to a 5/8-inch rebar set; thence turn a deflection angle of 135 degrees 44 minutes 10 seconds to the right and run in a Southwesterly direction for 294.83 feet to a 5/8-inch rebar set; thence turn a deflection angle of 97 degrees 10 minutes 10 seconds to the right and run in a Northwesterly direction for 38.38 feet to a 5/8-inch rebar set; thence turn a deflection angle of 97 degrees 06 minutes 35 seconds to the left and run in a Southwesterly direction for 211.11 feet to a 5/8-inch rebar set on the Northeasterly right of way of Shelby County Highway #61(80-foot right of way); thence turn a deflection angle of 97 degrees 06 minutes 35 seconds to the right and run in a Northwesterly direction along said right of way for 135.83 feet to an existing 1/2-inch rebar; thence turn a deflection angle of 82 degrees 49 minutes 50 seconds to the right and run in a Northeasterly direction for 418.60 feet to the point of beginning.

According to survey of Derrol D. Luker, RLS #23006, dated April 9, 2007.

PARCEL II:

Commence at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run Westerly along the North line of said Quarter-Quarter 328.72 feet to a point; thence turn an angle of 89 degrees 59 minutes 52 seconds to the left and run Southerly a distance of 210.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 150.0 feet to a point; thence turn an angle of 90 degrees 04 minutes 45 seconds to the right and run Westerly 290.50 feet to a point; thence turn an angle of 89 degrees 55 minutes 15 seconds to the right and run Northerly 150.0 feet to a point; thence turn an angle of 90 degrees 04 minutes 45 seconds to the right and run Easterly a distance of 290.50 feet to the point of beginning.

Situated in Shelby County, Alabama.



20170801000275080 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/01/2017 08:14:45 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 Annastacia M. Merrell
Mailing Address PO Box 234

Wilsonville AL
35186

Property Address Wilsonville, AL 35186

Grantee's Name Jose David Plata Colin
Mailing Address 2544 Hwy 56

Wilsonville, AL 35186

Date of Sale July 28, 2017
Total Purchase Price \$25,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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


20170801000275080 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/01/2017 08:14:45 AM FILED/CERT

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 July 25, 2017

Unattested

(verified by)

Print Annastacia M. Merrell

Sign 

(Grantor/Grantee/Owner/Agent) circle one