

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Alejandro Sanchez
451 Smokey Rd
Alabaster AL 35007

STATE OF ALABAMA)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nathan Stamps (a married man), hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Alejandro Sanchez, (a single man), hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

NOTE: SUBJECT PROPERTY IS NOT HOMESTEAD FOR GRANTOR.

SUBJECT TO THE RESTRICTION(S) AS STATED IN THE REALTY CONTRACT SIGNED BY GRANTOR/GRANTEE IN JANUARY, 2018.

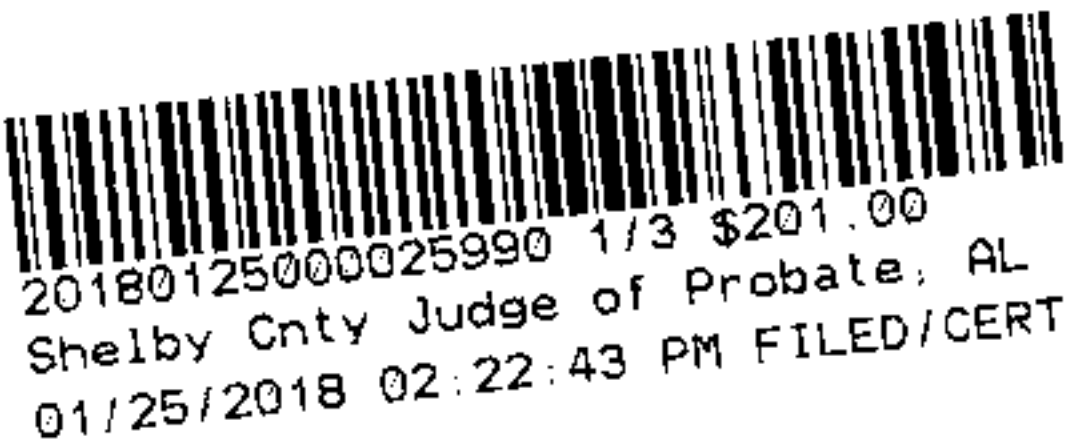
TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 25 day of January, 2018 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Nathan Stamps
Nathan Stamps



STATE OF ALABAMA)
SHELBY COUNTY) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Nathan Stamps, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25 day of January, 2018.

NOTARY PUBLIC
My Commission Expires: 4/26/2020

Shelby County, AL 01/25/2018
State of Alabama
Deed Tax: \$180.00

EXHIBIT "A"
LEGAL DESCRIPTION

That certain lot or parcel of land located at the East corner of the intersection of Valley and Shelby Streets in the City of Montevallo, and more particularly described as follows: Commence at the said corner and run in a Northeasterly direction along the SE boundary of said Valley Street for 52 1/2 feet; thence in a Southeasterly direction on a line 52 1/2 feet from and parallel to Shelby Street, 150 feet to a point; thence in a Southwesterly direction on a line 150 feet from, and parallel to said Valley Street, 52 1/2 feet to the NE boundary of said Shelby Street; thence in a Northwesterly direction along said NE boundary of Shelby Street 150 feet, to the point of beginning.

Begin on the South or Southeast margin of Valley Street at the point of intersection thereof with the line separating lots number 18 and 19, according to the original plan of the Town of Montevallo, Alabama, as recorded in the Probate Office of Shelby County, Alabama, and run thence Southeastwardly along the line separating said two lots 140 feet; thence in a Southwesterly direction parallel with Valley Street a distance of 22 feet; thence in a Northwesterly direction parallel with the line separating said Lot 18 and said Lot 19 a distance of 140 feet, to the SE margin of Valley Street; thence in a Northeasterly direction, along the South margin of Valley Street 22 feet to the point of beginning. Said lot fronts 22 feet on Valley Street and runs back 140 feet of uniform width of 22 feet and is a part of Lot 18 of said original plan of Montevallo, Alabama, situated in the County of Shelby, Alabama.

A certain tract of land more particularly described as follows: Commence on the SE margin of Valley Street at its point of intersection with the dividing lots 18 and 19 according to the original plan of said town as recorded in the Probate Office of Shelby County, Alabama, and run thence in a Northeasterly direction along the SE margin of Valley Street 34 feet; thence in a Southeasterly direction parallel with the line separating said Lots 18 and 19 a distance of 140 feet; thence in a Southwesterly direction parallel with Valley Street 34 feet to the line separating said lots 18 and 19; thence run in a Northwesterly direction along the line separating lots 18 and 19, 140 feet to the point of beginning. This parcel is part of Lot 19, according to the original plan of Montevallo, Alabama, and fronts 34 feet on Valley Street and runs back with uniform width 140 feet, situated in Shelby County, Alabama.


20180125000025990 2/3 \$201.00
Shelby Cnty Judge of Probate, AL
01/25/2018 02:22:43 PM FILED/CERT



20180125000025990 3/3 \$201.00
Shelby Cnty Judge of Probate, AL
01/25/2018 02:22:43 PM 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 Nathan Stamps
Mailing Address 142 Calmont Woods Dr
Montevallo AL 35115

Grantee's Name Alejandro Sanchez
Mailing Address 451 Smokey Road
Alabaster AL 35007

Property Address 606 608 610
Valley St

Date of Sale 01/25/2018
Total Purchase Price \$ 180,000

Montevallo, AL 35115

Actual Value

\$

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 01/25/18

Unattested

(verified by)

Print

Sign

Christopher R. Smitherman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1