

Shelby County, AL 02/27/2018
State of Alabama
Deed Tax:\$38.00



20180227000062020 1/5 \$65.00
Shelby Cnty Judge of Probate, AL
02/27/2018 10:30:58 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ROGELIO PENA JR

2091 HWY 467 VINCENT AL 35178

SEND TAX NOTICE TO:

ROGELIO PENA JR

2091 HWY 467 VINCENT 35178

Warranty Deed

STATE OF ALABAMA

COUNTY OF _____

DATE: February 27, 2018

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$25,000.00, the receipt of which is hereby acknowledged, the undersigned LITTLEFIELD CYNTHIA RENA , not married, of 113 DERRICK DR VINCENT AL 35178, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto ROGELIO PENA JR, not married, of 2091 HWY 467 VINCENT AL 35178, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama:

EXHIBIT.A.

This conveyance is subject to the reservations and exceptions to conveyance and warranty that are stated below.

WE AGREE TO WHEN I PAY IN FULL I WILL GET THE DEED TO LAND WITH
EXTRA 30 FOOT OF LAND

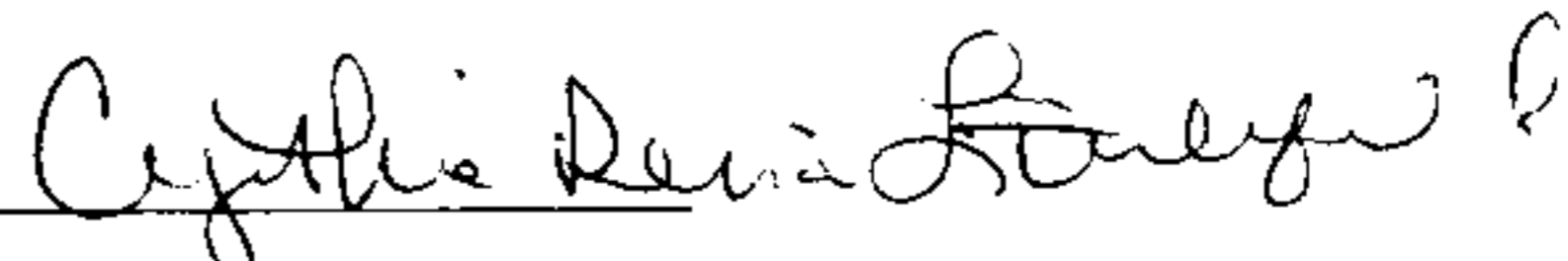
TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and year above written.

Signed in the presence of:

Signature


LITTLEFIELD CYNTHIA RENA

Name



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Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

I Jessica L. Holland, a Notary Public in and for said County and State, hereby certify that LITTLEFIELD CYNTHIA RENA, having signed this Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 27th day of February, 2018.

Jessica J. Holland
Notary Public for the State of Alabama

My commission expires: 2/22/22



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Exhibit A

Littlefield to Pena jr:

Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama thence proceed North $86^{\circ} 42' 25''$ West along the South boundary of said quarter quarter section for a distance of 345.61 feet; thence continue North $02^{\circ} 07' 19''$ East for a distance of 399.24 feet to a 1/2 " pipe in place ; thence continue North $02^{\circ} 07' 19''$ East for a distance of 508.92 feet [set 1/2 " rebar to the point of beginning. From this beginning point continue North $02^{\circ} 07' 19''$ East for a distance of 181.63 feet to a 1/2" rebar in place; thence proceed North $88^{\circ} 07' 54''$ West for a distance of 563.58 feet to a angle iron in place being located on the Easterly right-of-way of the Southern Rail way railroad; thence proceed South $06^{\circ} 25' 26''$ east along the Easterly right-of-way of said rail road for a distance of 183.55 feet [1/2" rebar]; thence proceed South $88^{\circ} 07' 54''$ east for a distance of 536.31 feet to the piont of beginning.

The above described land is located in the Southeast one-fourth of the Northeast one-fourth of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, and contains 2.30 acres.

AND ALSO a 30' ingress and egress easement is granted being 30 feet in equal width on the Westside of the following described line: Commence at the Southeast coner of the Southeast one-fourth of the Northeast one-fourth Section 33, Township 18 South, Range 2 East, Shelby County, Alabama; thence proceed North $86^{\circ} 42' 25''$ West along the South boundary of said quarter-quarter section for a distance of 345.61 feet; thence proceed South $02^{\circ} 07' 19''$ West for a distance of 163.79 feet to a 1/2 rebar in place being located on the Northerly right-of-way of Shelby County Highway No.467, said point being point of beginning of said easement. From this beginning point proceed North $02^{\circ} 07' 19''$ East along the East boundary of said 30 foot easement for a distance of 163.79 feet; thence proceed North $02^{\circ} 07' 19''$ East for a distance of 399.24 feet to a 1/2" pipe in place; thence continue North $02^{\circ} 07' 19''$ East for a distance of 508.92 feet to a point being the Southeast corner of the above described parcel.


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Real Estate Sales Validation Form

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

Grantor's Name: LITTLEFIELD Cynthia Rena; Mailing Address: 113 Derrick DR, Vincent AL 35178; Grantee's Name: Rogelio Pena Jr; Mailing Address: 2091 Hwy 467, Vincent AL 35178; Property Address: 2091 Hwy 467, Vincent AL 35178; Date of Sale: 2-27-18; Total Purchase Price: \$25,000; Assessor's Market Value: \$37,990

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: 2-27-18
Unattested: Karen Nelson (verified by)
Print: Rogelio Pena Jr
Sign: Rogelio Pena Jr (Grantor/Grantee/Owner/Agent) circle one

