

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Diego Lopez-Aguirre**  
**83 CHURCH DR**  
**CALERA AL 35010**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **THIRTY FOUR THOUSAND DOLLARS AND NO/00 DOLLARS (\$34,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ernest L. McCarty, Jr., a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Diego Lopez-Aguirre, Antonio Lopez Medina, and Araceli Aguirre Arroyo (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

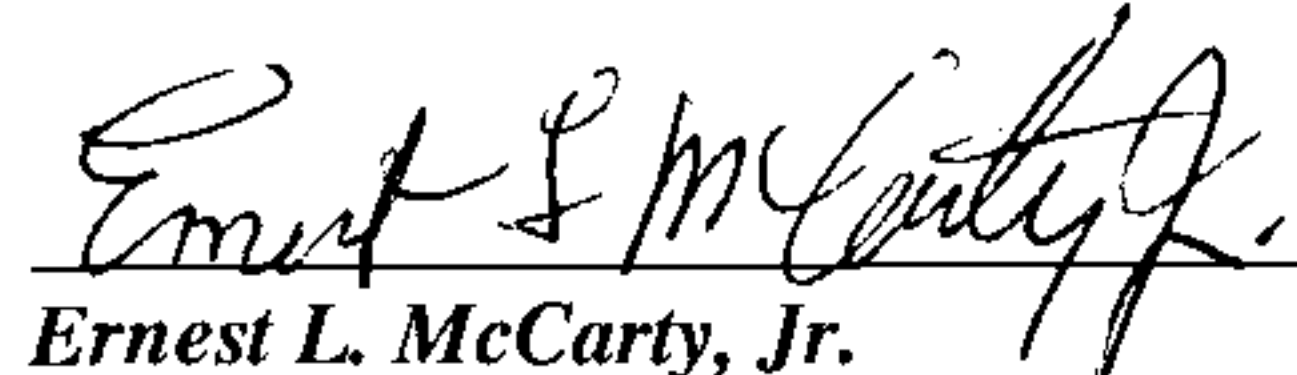
**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record, including mineral and mining rights.
3. Property constitutes no part of the homestead of the Grantor herein or his spouse.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 20<sup>th</sup> day of March, 2018.

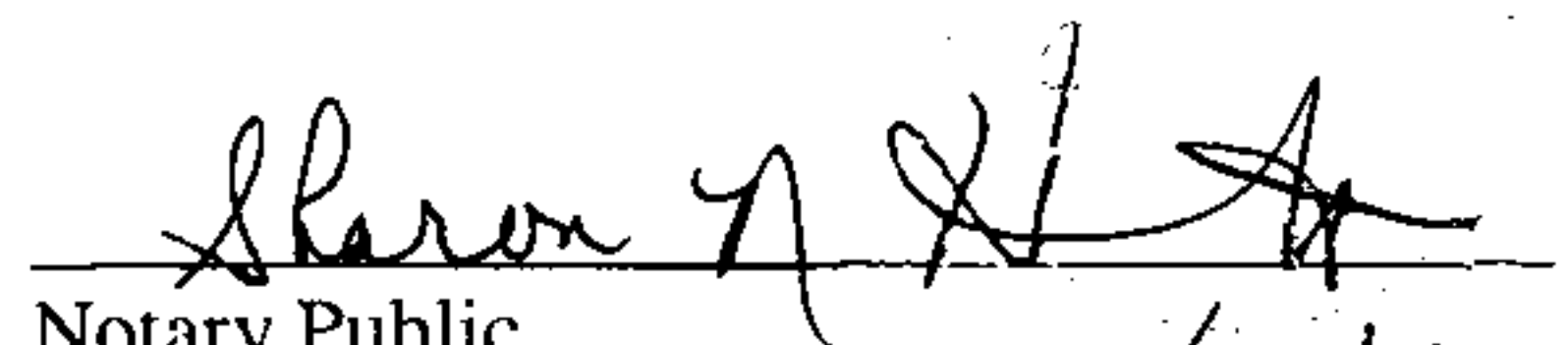
  
\_\_\_\_\_  
**Ernest L. McCarty, Jr.**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Ernest L. McCarty, Jr.**, 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 the same bears date.

Given under my hand and official seal this 20th day of MARCH, 2018.

**NOTARY PUBLIC**  
**SHARON N. HAMMETT**  
**ALABAMA, STATE AT LARGE**  
My Commission Expires October 22, 2018


  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/22/18

Shelby County, AL 03/28/2018  
State of Alabama  
Deed Tax: \$34.00

  
20180328000102850 1/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
03/28/2018 02:01:39 PM FILED/CERT

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Commence at the Northeast corner of the S.W. quarter of the N.W. quarter of Section 10, Township 22, South, Range 2 West; thence run westerly along the north line thereof a distance of 587.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 34 seconds and run southerly a distance of 332.88 feet; thence turn left 89 degrees 53 minutes 17 seconds and run easterly a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.88 feet to the point of beginning, said property containing 0.75 acres, more or less. Also a 30 foot easement for Ingress and Egress, being more particularly described as follows: Commence at the Northeast corner of the S.W. quarter of the N.W. quarter of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the southwest corner of Reverend Kermit Todd Jr.'s tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning. Together with any and all improvements thereon.

  
20180328000102850 2/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
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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 Ernest L. McCarty Jr  
Mailing Address 2348 Morningstar Dr  
Vestavia Hills AL 35226

Grantee's Name Diego Lopez-Aguirre  
Mailing Address 83 Church Dr  
Calera AL 35040

Property Address 83 Church Dr  
Calera AL, 35040

Date of Sale March 20, 2018  
Total Purchase Price \$ 34000

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  
☒ 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 3/20/18

Print Ernest L. McCarty Jr

Sign Ernest L. McCarty Jr

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180328000102850 3/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
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