

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

Send Tax Notice:
Ashley Cristal Garcia-Zavala
✓ 10 Akdale Drive
Montevallo AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Thirty Two Thousand and 00/100 Dollars (\$32,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Becky B. Tutwiler f/k/a Becky Tedford Bunn**, a married woman, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Ashley Cristal Garcia-Zavala, a married woman**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, however subject to the reservations set out herein to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit A.

Subject to all items of record.

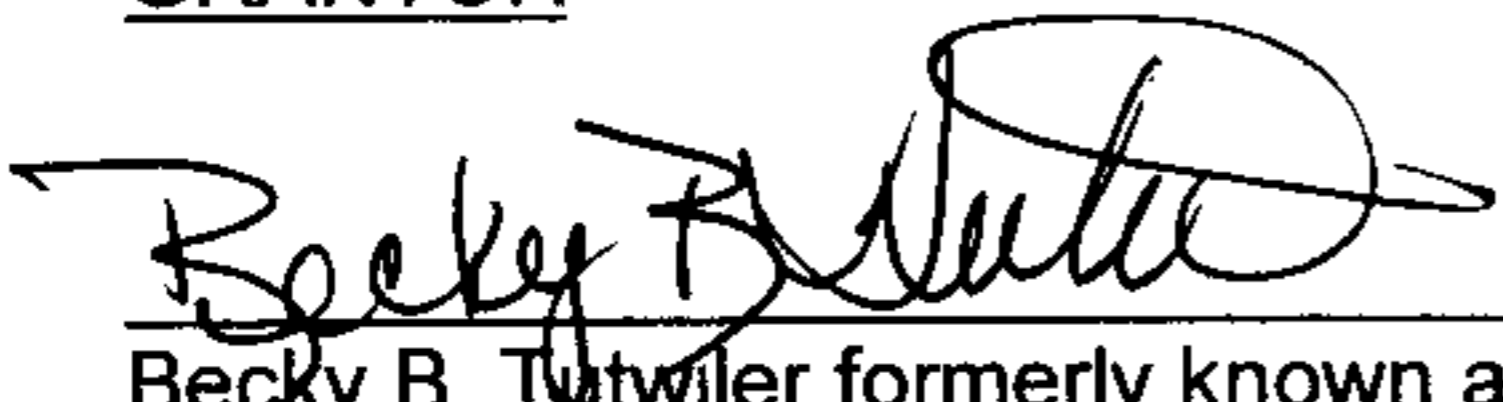
NOTE: This property is NOT homestead property of the Grantor. Becky Tedford Bunn and Becky B. Tutwiler is one and the same person


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

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenants 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 Grantors has executed this Deed and set the seal of the Grantor thereto on this date the 13 day of SEPTEMBER, 2018.

GRANTOR

 (L.S.)
Becky B. Tutwiler formerly known as
Becky Tedford Bunn


20181005000355920 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
10/05/2018 10:17:37 AM FILED/CERT

Shelby County, AL 10/05/2018
State of Alabama
Deed Tax: \$32.00

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

I, CHRIS SMITHERMAN, a Notary Public for the State at Large, hereby certify that the above posted names, Becky B. Tutwiler, 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. 13TH
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13TH day of SEP, 2018.

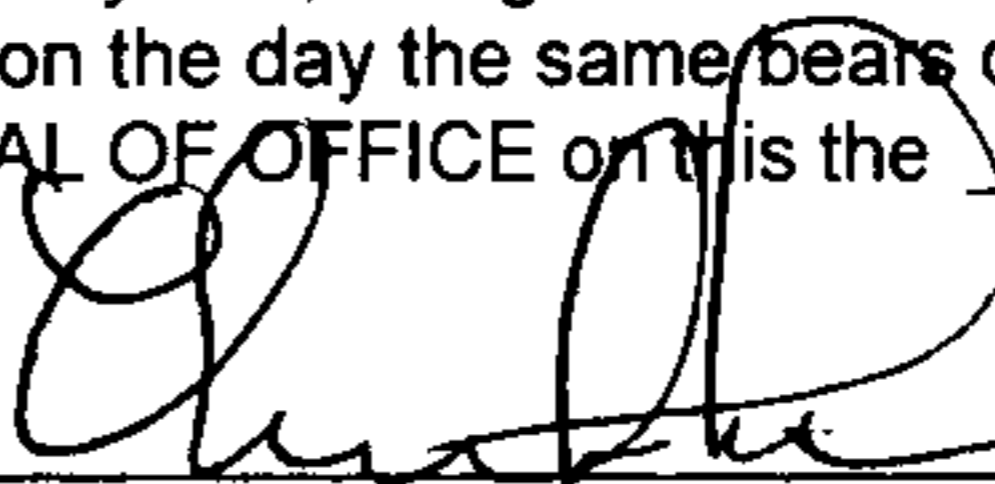

NOTARY PUBLIC
My Commission Expires: 4/26/20

Exhibit A

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 3 West, being more particularly described as follows: Begin at a point 1,437.9 feet North and 740.5 feet West of the center stake of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, run North 0 degrees 10 minutes East 100.0 feet; thence North 89 degrees 50 minutes West 195.0 feet; thence South 0 degrees 10 minutes West 100.0 feet; thence South 89 degrees 50 minutes East 195.0 feet to the point of beginning.

For information purposes only, the property address is purported to be:
3550 Highway 22., Montevallo, AL 35115



20181005000355920 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
10/05/2018 10:17:37 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
Mailing Address

Becky B. Tutwiler

214 Cherokee St
Montevallo AL 35115

Grantee's Name
Mailing Address

Ashley Cristal Garcia-Zavala

1 Oakdale Dr.
Montevallo AL 35115

Property Address

3550 Hwy 22
Montevallo AL 35115

Date of Sale

09/13/18

Total Purchase Price \$

32000

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 09/13/2018

Unattested

(verified by)

Print CHRISTOPHER R. SMITHMAN

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20181005000355920 3/3 \$53.00
Shelby Cnty Judge of Probate AL
10/05/2018 10:17:37 AM FILED/CERT