

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

Send Tax Notice:
Larry Guadalupe Astudillo and
Eliu Astudillo Bahena
1814 Hwy 75
Calera AL 35040

STATE OF ALABAMA)
SHELBY COUNTY) JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Twenty-Five Thousand & 00/100 Dollars (\$25,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Delores Adkins** (a single woman) hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Larry Guadalupe Astudillo and Eliu Astudillo Bahena** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them 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: This property does not constitute homestead property for the grantor.
Grantor formerly known as Delores Adkins McCreery.
Subject to all items of record.

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

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 18 day of December, 2018 at 725 West Street, Montevallo, Alabama 35115.

20181219000442940 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
12/19/2018 08:37:43 AM FILED/CERT

GRANTOR
Delores Adkins (L.S.)
Delores Adkins


STATE OF ALABAMA)
SHELBY COUNTY) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **Delores Adkins** / 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 18 day of December, 2018.
Chris Smitherman
Notary Public
MCE 4/26/2020

Shelby County, AL 12/19/2018
State of Alabama
Deed Tax: \$25.00

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama; thence run North 88 degrees 05 minutes 20 seconds East for 790.52 feet to the point of beginning; thence continue on the last described course for 518.00 feet to a point on the Westerly right of way line of Shelby County Road No. 89; thence run North 2 degrees 25 minutes 22 seconds West, along said right of way line of 419.36 feet; thence run South 88 degrees 42 minutes 44 seconds West for 518.06 feet; thence run South 2 degrees 25 minutes 22 seconds East for 425.00 feet to the point of beginning.


20181219000442940 2/3 \$46.00
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 _____
Mailing Address _____

PO Box 361
Montevallo AL 35115

Property Address Co Rd 89

SAC #1-

Grantee's Name Larry Guadalupe Astudillo
Mailing Address Eliu Astudillo Bahena

1814 Hwy 75
Calera AL 35040

Date of Sale 12/18/18

Total Purchase Price \$ _____

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 12/18/18

Unattested

(verified by)

Print Christopher B. Smythman

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one