

STATE OF ALABAMA

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**STATUTORY WARRANTY DEED**

COUNTY OF SHELBY

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**THIS INDENTURE**, made and entered into on this the **19th** day of **March**, 2019, by and between **MARION BANK AND TRUST COMPANY**, an Alabama Banking Corporation, hereinafter referred to as **GRANTOR**, and **HERON MORALES JIMINEZ**, hereinafter referred to as **GRANTEE**.

**WITNESSETH:**

That for and in consideration of the sum of **ONE HUNDRED AND NO/100 (\$100.00) DOLLARS**, cash in hand paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the said Grantee, in fee simple, the following described real estate, situate, lying and being in the County of Shelby, State of Alabama, to-wit:

A part of Lot 7, Block 1, Thomas Addition of the town of Aldrich, as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest Corner of said Lot 7; thence run North along the West line of said lot 7 for a distance of 196.89 feet; thence turn an angle to the right on 117 degrees 47'16" and run Southeast for a distance of 246.59 feet; thence turn an angle to the right of 29 degrees 47'03" and run Southeast for a distance of 31.59 feet to the point on the East line of Lot 7; thence turn an angle of 48 degrees 11'03" and run southwest along the East line of Lot 7 for a distance of 57.75 feet; thence turn an angle to the right of 74 degrees 17'48" and run West along the South line of Lot 7 for a distance of 219.35 feet to the point of beginning. Containing 0.7 acres, more or less.

SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING: easements, reservations, restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore reserved and severed and not owned by Grantor; rights of parties in possession, matters not of record which would be disclosed by an accurate survey and inspection of the property, and underground easements or other uses of subject property not visible from the surface.

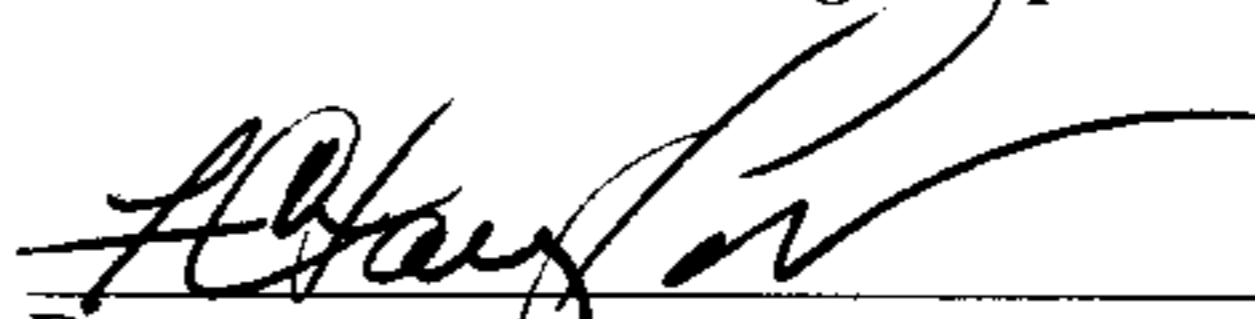
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns, in fee simple, forever.

This instrument is executed without warranty or representation of any kind on part of Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by Grantor and not specifically excepted herein.

**IN WITNESS WHEREOF**, Grantor hereunto sets its hand and affixes its seal on this the day and in the year first hereinabove written.

**MARION BANK AND TRUST COMPANY**  
**An Alabama Banking Corporation**

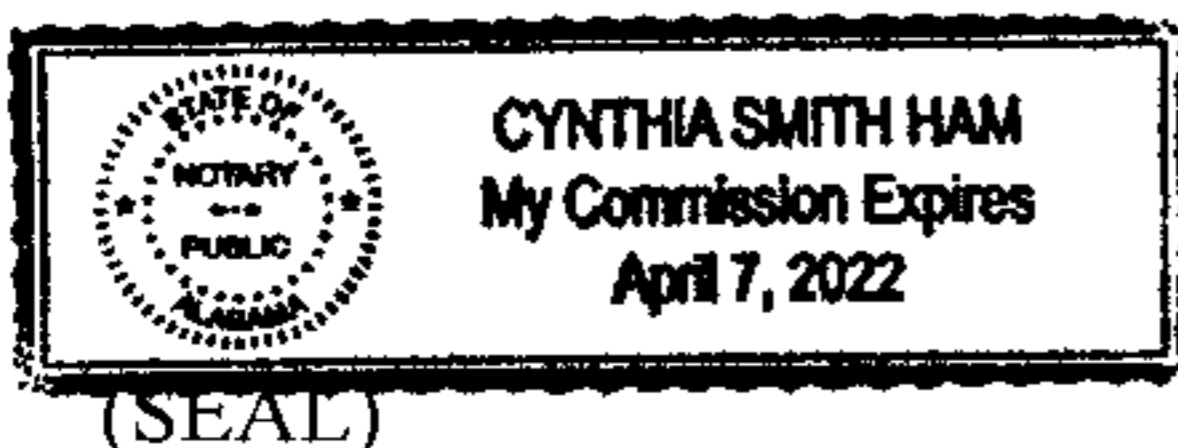
  
By: F. Conrad Taylor  
As Its: President/CEO


**STATE OF ALABAMA** )(

**COUNTY OF PERRY** )(

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that F. Conrad Taylor, whose name as President/CEO of **MARION BANK AND TRUST COMPANY**, an Alabama Banking Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

**GIVEN UNDER MY HAND AND SEAL** this the 19th day of March, 2019.



  
Notary Public, State of Alabama, at Large  
My Commission Expires: 4-7-2022

Grantee's Address:  
See attached Real Estate Sales Validation Form.

NOTE: The preparing of this document does not constitute an examination of title as to the property described herein. The preparing attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

THIS INSTRUMENT PREPARED BY:  
B. Kinsey Green, Jr.  
REEVES & STEWART, P.C.  
P.O. Box 447  
Selma, Alabama 36702-0447

## Real Estate Sales Validation Form

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

Grantor's Name Marion Bank  
Mailing Address 601 Washington St  
Marion AL 36756

Grantee's Name Heron Morales Jimenez  
Mailing Address 134 2nd Avenue SW  
Alabaster, AL 35007

Property Address 145 Emfinger Rd.  
Montevallo, AL 35115

Date of Sale March 15, 2019  
Total Purchase Price \$22,000.00  
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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ Closing Statement

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 of 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 March 13, 2019

Print ~~Marion Bank and Trust Company~~ Mike T. Atkinson

Unattested

Sign Mike T. Atkinson  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

20190321000091110 3/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
03/21/2019 11:22:55 AM FILED/CERT

Form RT-1