

Send tax notice to:

Arcelia Mendoza

2008 1st Ave W

Maylene AL 35114

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

20190327000098060

03/27/2019 03:01:18 PM

KNOW ALL MEN BY THESE PRESENTS:

DEEDS 1/4

That in consideration of Eighty Eight Thousand and 00/100 Dollars (\$88,000.00) in hand paid to the undersigned, **Jeanette P. Butler, an unmarried woman** (hereinafter referred to as "Grantor"), by **Arcelia Mendoza** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full therein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

21st IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the
day of March, 2019.

Jeanette P. Butler
Jeanette P. Butler

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeanette P. Butler, an unmarried woman, whose name 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 21st day of March, 2019.

(Notary Seal)

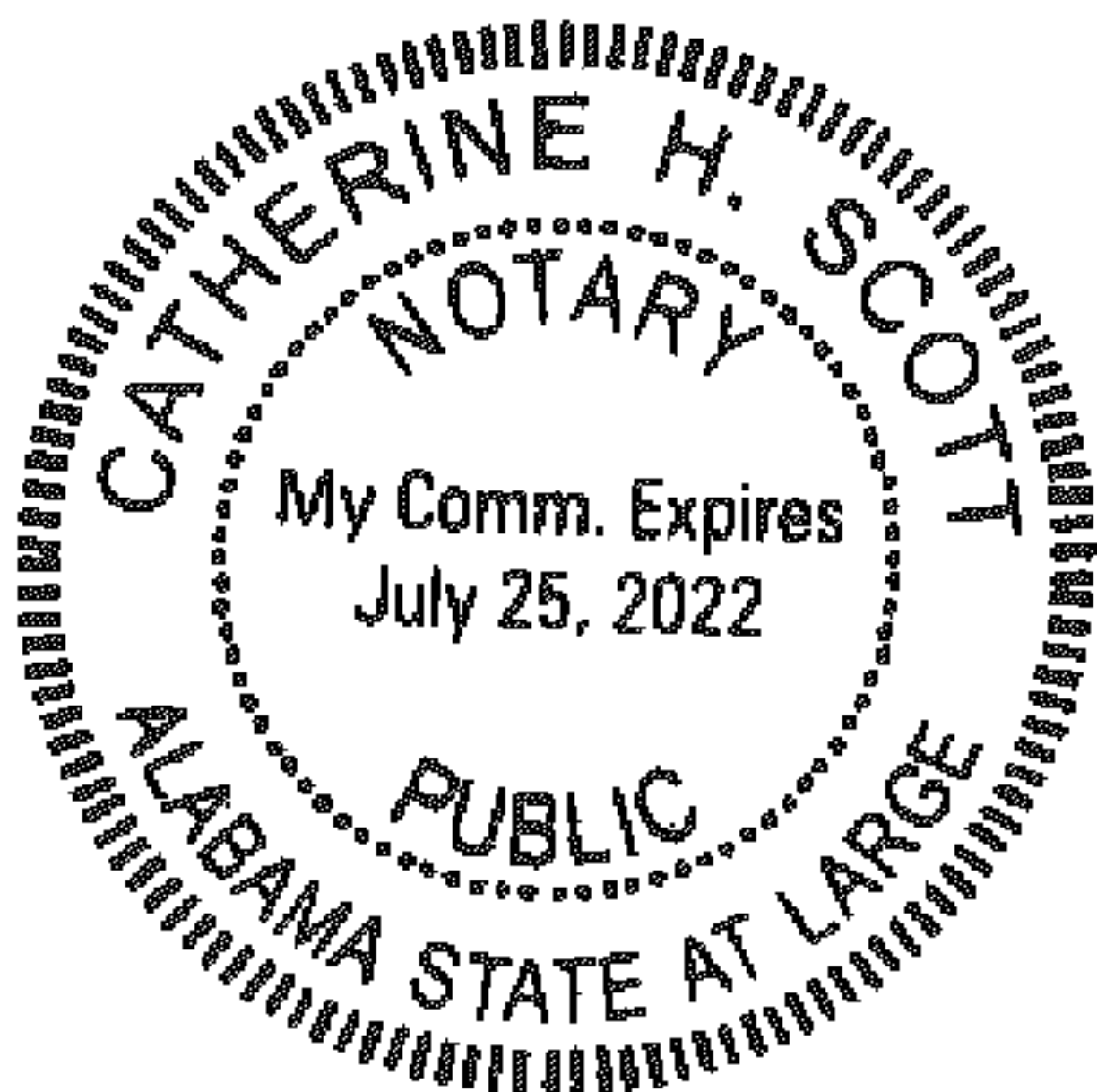
Catherine H. Scott
Notary Public

Print Name:

Commission Expires:

Catherine H. Scott

7-25-2022



20190327000098060 03/27/2019 03:01:18 PM DEEDS 3/4
EXHIBIT "A"

A parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 14 and in the Northeast 1/4 of the Northeast 1/4 of Section 23, all in Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 14; thence South 89 degrees 03 minutes 45 seconds East along the South line of said 1/4-1/4 a distance of 207.72 feet to a point on the Northerly right of way line of Shelby County Highway 12, said point being the Point of Beginning; thence South 72 degrees 10 minutes 10 seconds East along said right of way a distance of 192.25 feet to the Westerly right of way line of Michael Drive; thence North 04 degrees 27 minutes 56 seconds West along said right of way a distance of 192.56 feet to the Point of Curve to the right having a radius of 310.45 feet, a central angle of 13 degrees 43 minutes 10 seconds, and subtended by a chord which bears North 02 degrees 23 minutes 39 seconds East, a chord distance of 74.16 feet; thence along said curve and said right of way an arc distance of 74.34 feet; thence North 83 degrees 11 minutes 05 seconds West a distance of 114.75 feet; thence North 62 degrees 47 minutes 38 seconds West a distance of 83.31 feet; thence North 26 degrees 37 minutes 07 seconds East a distance of 101.50 feet; thence North 04 degrees 24 minutes 12 seconds West a distance of 94.89 feet; thence South 89 degrees 55 minutes 11 seconds West a distance of 74.89 feet; thence South 15 degrees 07 minutes 55 seconds West a distance of 205.46 feet; thence South 77 degrees 13 minutes 48 seconds East a distance of 88.27 feet; thence South 12 degrees 41 minutes 50 seconds West a distance of 209.81 feet to a point on the Northerly right of way line of Shelby County Highway 12; thence South 72 degrees 10 minutes 10 seconds East along said right of way a distance of 70.67 feet to the Point of Beginning.

Subject to an easement for ingress, egress and utilities, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Southwest corner of said 1/4-1/4 section; thence run East along the South 1/4-1/4 line 420.00 feet; thence run North 107.71 feet to the point of a clockwise curve having a central angle of 14 degrees 13 minutes 07 seconds and a radius of 310.45 feet; thence run along the arc of said curve 77.04 feet to the point of beginning of said centerline; thence turn an interior angle to the right of 108 degrees 03 minutes 10 seconds and run Northwest 155.78 feet to the end of said centerline.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Jeanette P. Butler</u>	Grantee's Name	<u>Arcelia Mendoza</u>
Mailing Address	<u>636 Smokey rd</u> <u>Alabaster AL 35007</u>	Mailing Address	<u>2008 1st Ave W</u> <u>Maylene AL 35114</u>
Property Address	<u>585 Smokey Rd</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>3/26/2019</u>
		Total Purchase Price	<u>\$88,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 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 3/27/19 Print Skyler Murphy

Unattested (verified by) Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2019 03:01:18 PM
\$112.00 CHARITY
20190327000098060

Allen S. Bayl