

THIS INSTRUMENT WAS PREPARED BY:

Wayne Price
Attorney at Law
P.O. Box 2
Montevallo, AL 35115

Please send tax notice to:

Roberto Mejia Calderon
8656 Highway 155
Montevallo, AL 35115

STATE OF ALABAMA

WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of forty thousand dollars (\$40,000), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee, the receipt whereof is acknowledged, Terry Eston Hall, a single man, hereinafter referred to as Grantor, does GRANT, BARGAIN, SELL AND CONVEY unto Roberto Mejia Calderon, a married man, hereinafter referred to as Grantee, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

The South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, except for that portion of the above land located within the following described parcel: Begin at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, and proceed Northward along the $\frac{1}{4}$ - $\frac{1}{4}$ line 70.0 feet; thence turn an angle of $111^{\circ} 41'$ to the left and run 153.0 feet; thence turn an angle of $12^{\circ} 52'$ to the left and run 145.53 feet to the Northeast limits of right of way of a paved highway; thence turn an angle of $102^{\circ} 14'$ to the left along said highway right of way and run 40 feet; thence turn an angle of $39^{\circ} 48'$ to the left and run 233.42 feet to the East $\frac{1}{4}$ line; thence run Northward along said $\frac{1}{4}$ line 110.23 feet to the Point of Beginning; being situated in the South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and a portion of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11, Township 24 North, Range 12 East, Shelby County, Alabama.

LESS AND EXCEPT the following parcel of land described as a parcel of land located the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the SE corner of the South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section; thence run North $05^{\circ} 38'$ West along the East boundary 246.22 feet to the Point of Beginning; thence continue on the same line 74.6 feet to a fence corner; thence run South $80^{\circ} 14' 21''$ West 275.87 feet to a point on the East margin of a public road; the run South $80^{\circ} 06' 38''$ West 153.61 feet along said road margin; thence run North $67^{\circ} 30'$ East 325.56 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Also conveyed is a 1997 Fleetwood Riverview mobile home VIN #ALFLV64A18803RW12.

Reference of Title: Shelby County Tax Parcel Number 20131206000471950

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge, Bibb County, Alabama.

The Grantor certifies that the above property is not the homestead of the Grantor.

Shelby County, AL 05/08/2019
State of Alabama
Deed Tax \$40.00


20190508000155260 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
05/08/2019 10:44:25 AM FILED/CERT

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, his heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 8 day of May, 2019.

Terry Eston Hall
Grantor/Terry Eston Hall

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Eston Hall, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

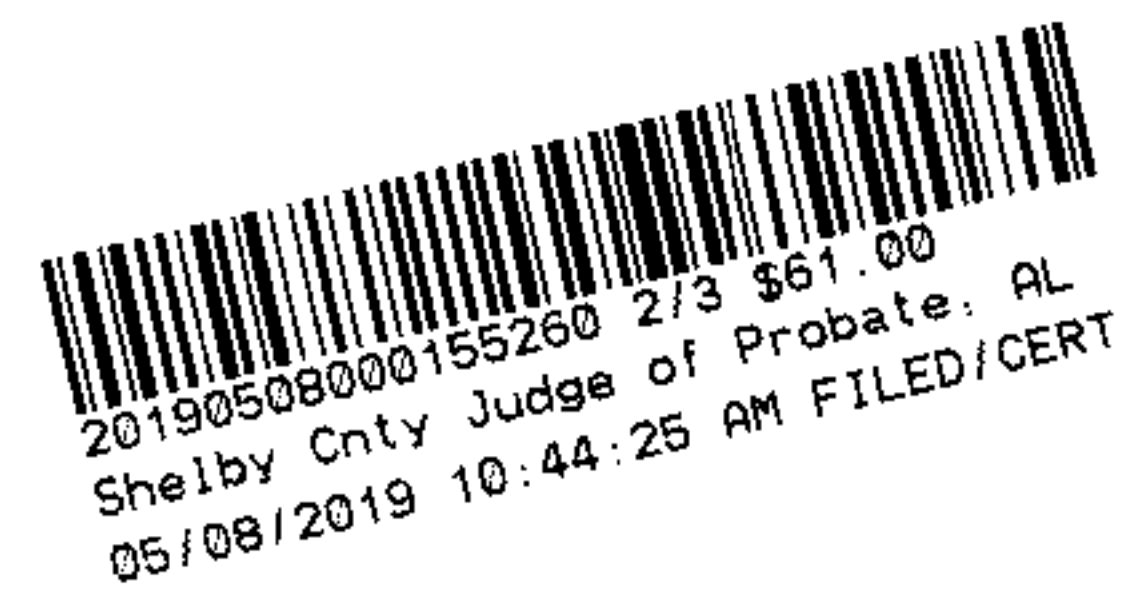
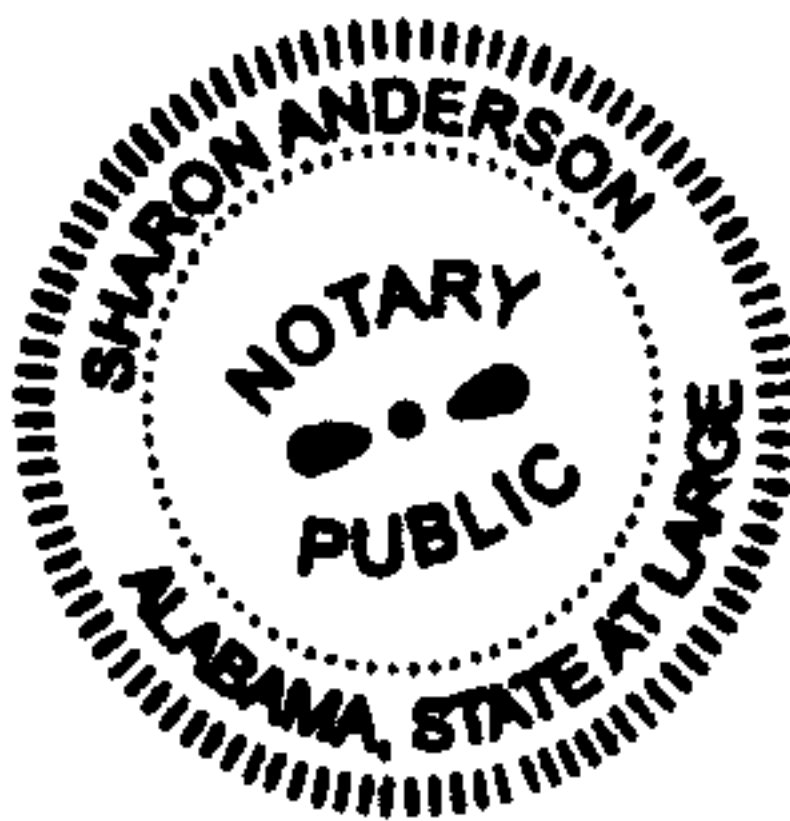
Given under my hand and official seal on this 8 day of May, 2019.

Sharon Anderson

Notary Public

My commission expires _____

My Commission Expires February 8, 2023



Real Estate Sales Validation Form

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

Grantor's Name Terry Esten Hall
Mailing Address 8636 Highway 135
Montevallo, AL 35115

Grantee's Name Roberto Men Calderon
Mailing Address 8636 Highway 135
Montevallo, AL 35115

Property Address same

Date of Sale 5-6-19
Total Purchase Price \$ 40000
or
Actual Value \$ 40,000
or
Assessor's Market Value \$ 40,000

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 5-6-19

Print Wayne Price

Sign Wayne Price

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

