

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Juan Ortega Carapia
102 Rock Bay Lane
Montevalle, AL 35015

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED EIGHTY THOUSAND DOLLARS AND NO CENTS (\$180,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Clifford T. Gregg, a single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Juan Ortega Carapia and Esparanza Valencia Patino** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

\$95,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

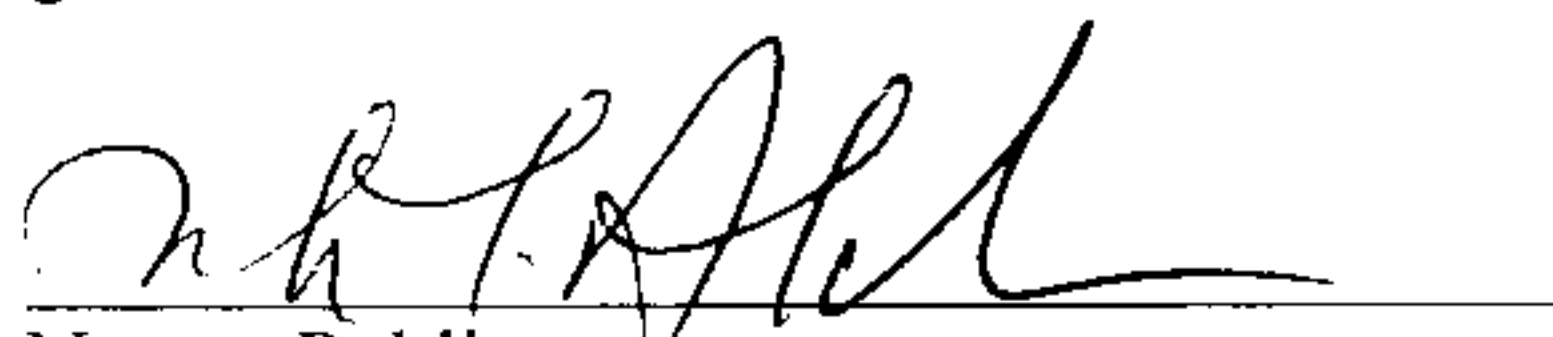
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of August, 2019.

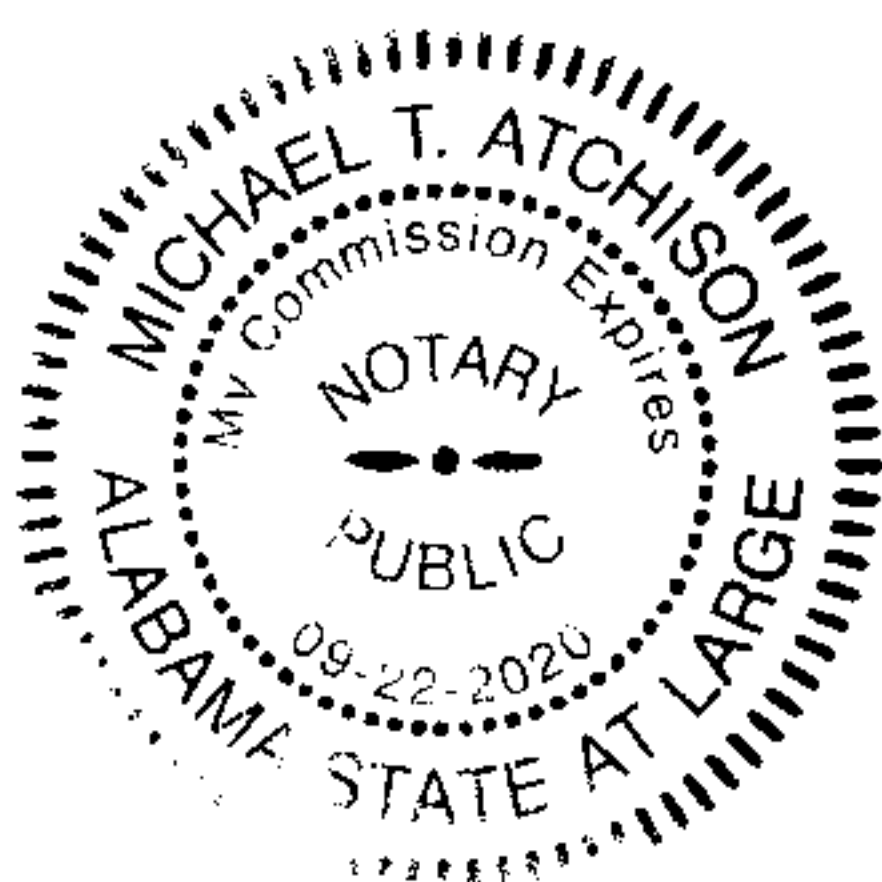

Clifford T. Gregg

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Clifford T. Gregg**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2019.


Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 08/15/2019
State of Alabama
Deed Tax: \$85.00


20190815000297110 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
08/15/2019 12:50:49 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

BEGIN at the NE Corner of the NW 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S88°59'32"E for a distance of 482.04'; thence S01°07'26"E for a distance of 498.53'; thence N90°00'00"W for a distance of 1754.33' to the Easterly R.O.W. line of Shelby County Highway 16, 80' R.O.W., and a curve to the left, having a radius of 40040.00, and subtended by a chord bearing N01°50'05"W, and a chord distance of 513.20'; thence along the arc of said curve and said R.O.W. line for a distance of 513.20; thence S89°43'48"E and leaving said R.O.W. line for a distance of 592.26'; thence S00°33'24"W for a distance of 130.65'; thence S89°43'48"E for a distance of 156.16'; thence N00°02'47"E for a distance of 130.65'; thence S89°43'48"E for a distance of 531.77' to the POINT OF BEGINNING.

SUBJECT TO A 50' Easement, as recorded in Inst. #20110209000046150 and a 60' Ingress/Egress & Utility Easement, as recorded in inst. #20120416000128850, in the Office of the Judge of Probate of Shelby County, Alabama


20190815000297110 2/3 \$106.00
Shelby Cnty Judge of Probate, AL
08/15/2019 12:50:49 PM 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 Clifford T. Greay
Mailing Address 164 Albright Farm Rd
Montevallo

Grantee's Name Juan Ortega Corripio
Mailing Address 102 Rock Bay Lane
Montevallo, AL 35715

Property Address 6102 Hwy 16
Montevallo AL 35715

Date of Sale 8-14-19
Total Purchase Price \$ 180,000
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


20190815000297110 3/3 \$106.00
Shelby Cnty Judge of Probate, AL
08/15/2019 12:50:49 PM FILED/CERT

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 8-14-19

Print Clifford T. Greay

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1