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11/04/2019 01:46:41 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Victor O. Mosqueda
Norma Loyola Reyes

373 Highway 260

Maylene, AL 35114

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

① THAT IN CONSIDERATION OF **Eighty-Six Thousand Dollars and NO/100 (\$86,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Richard Lee Prewett and Yaqueline Olivera, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Victor O. Mosqueda and Norma Loyola Reyes** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

A parcel of land in the NE ¼ of the NW ¼ of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the NE ¼ of the NW ¼ of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said ¼ - ¼ a distance of 339.17 feet to a point; thence turn 88 degrees, 01 minutes, 40 seconds to the right and run Northerly 586.46 feet to the point of beginning of the property being described; thence turn 109 degrees, 58 minutes, 28 seconds to the left and run West-Southwesterly 57.32 feet to a point; thence turn 92 degrees, 39 minutes, 43 seconds to the right and run Northerly 192.13 feet to a point on the Southerly margin of Shelby County Highway No. 260; thence turn 88 degrees, 00 Minutes, 49 seconds to the right and run Easterly along said margin of said Highway 154.61 feet to a point; thence turn 98 degrees, 58 minutes, 04 seconds to the right and run Southerly 192.64 feet to a point; thence turn 80 degrees, 16 minutes, 24 seconds to the right and run West-Southwesterly 73.65 feet to the point of beginning; being situated in Shelby County, Alabama.

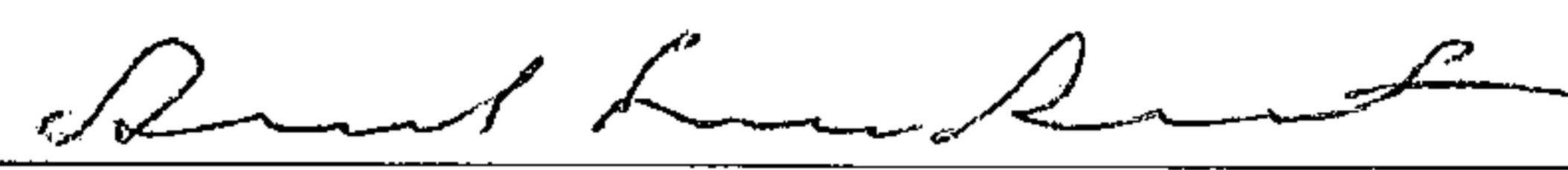
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$41,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

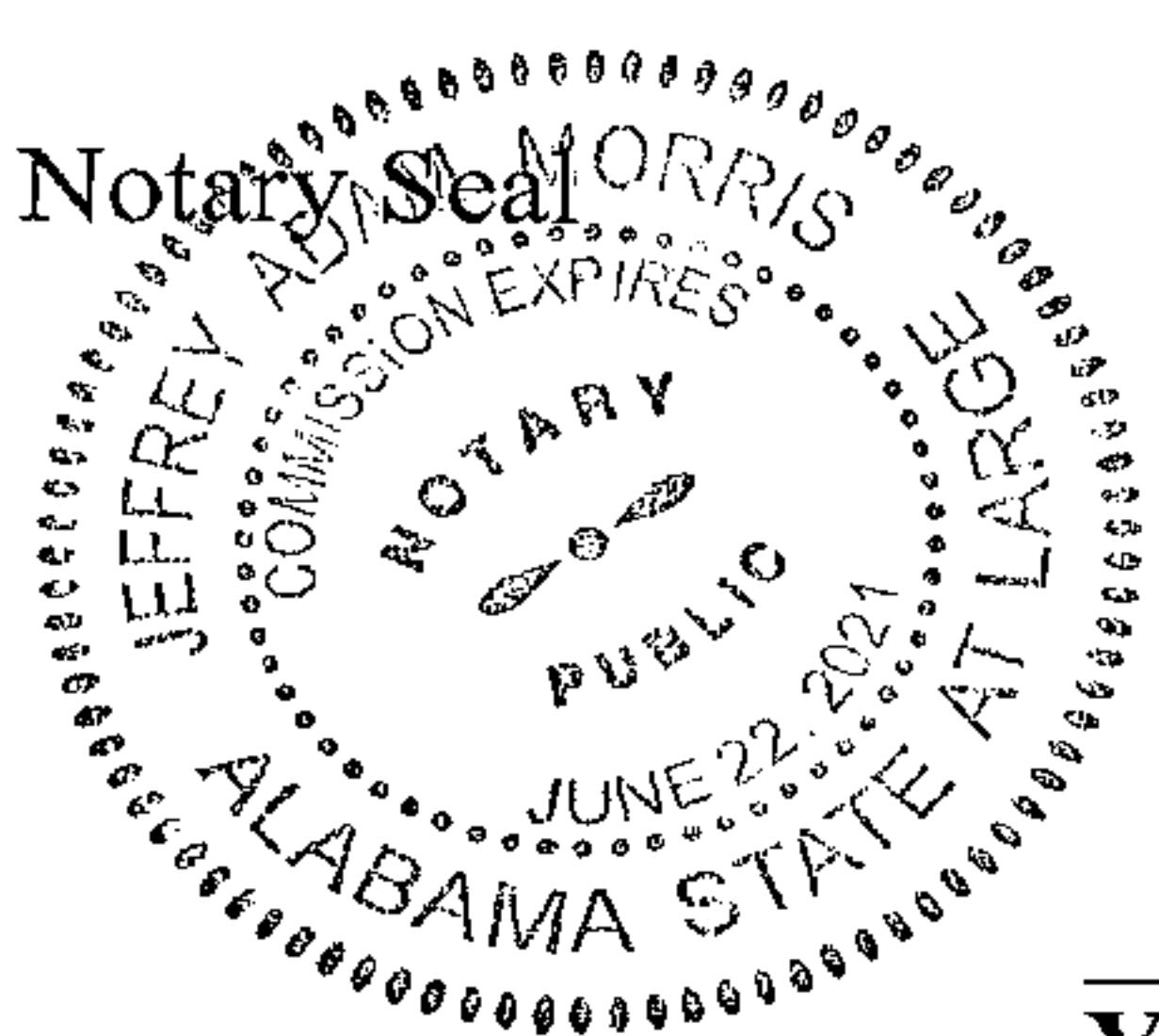
IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, this 1st day of November, 2019.


Richard Lee Prewett

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Richard Lee Prewett** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of November, 2019.



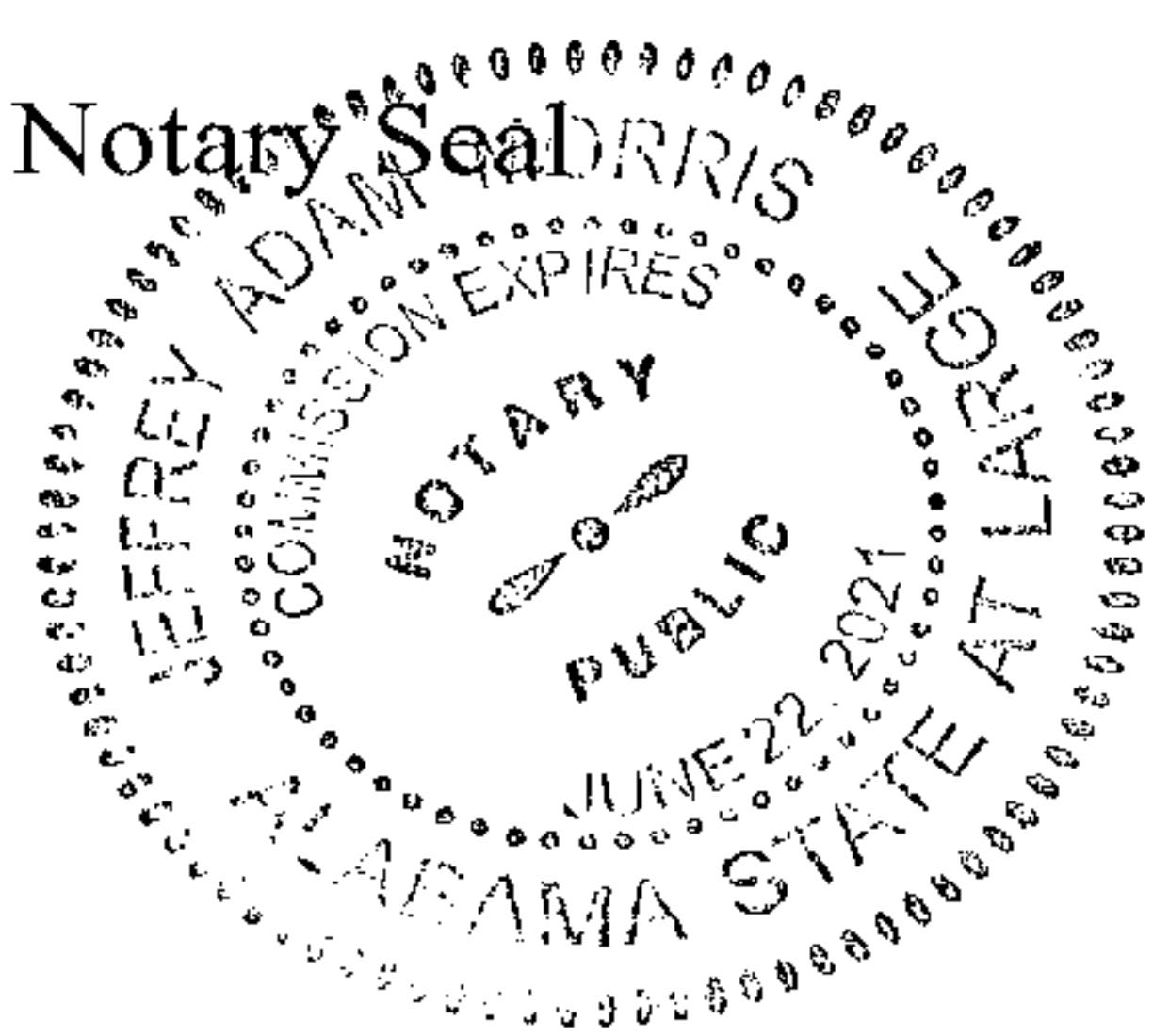

Notary Public
My commission expires: 6/22/21

Yaqueline Olivera

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Yaqueline Olivera** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of November, 2019.




Notary Public
My commission expires: 6/22/21

M191526

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>Richard Prewett</u>	Grantee's Name	<u>Victor Mosqueda</u>
Mailing Address	<u>1525 Knot Trail Dr.</u>	Mailing Address	<u>Norma Rayes</u>
	<u>Gulf Shores, AL</u>		<u>373 Highway 260</u>
	<u>36542</u>		<u>Maylene, AL 35114</u>
Property Address	<u>373 Highway 260</u>		
	<u>Maylene, AL 35114</u>		
	Date of Sale <u>11-1-19</u>		
	Total Purchase Price \$ <u>86,000</u>		
	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 11-1-19

Print James Yonka

Unattested

Sign JY

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Tiled and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2019 01:46:41 PM
 \$73.00 CHERRY
 20191104000407550

Amie's Bay

Print Form