

**CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:

B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

**20191106000411350**  
**11/06/2019 07:58:08 AM**  
**DEEDS 1/2**

Send tax notice to:

Angel Eduardo Famos Castaneda and  
Maria Magdalena Hernandez Montezuma  
3550 Hwy 22  
Montevallo, AL 35115

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DHF INVESTMENTS**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **ANGEL EDUARDO FAMOS CASTANEDA and MARIA MAGDALENA HERNANDEZ MONTEZUMA** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**A parcel of land located in the NE ¼ of the NW ¼ of Section 5, Township 22 South, Range 3 West, being more particularly described as follows: Begin at a point 1,437.9 feet North and 740.5 feet West of the center stake of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, run North 0 degrees 10 minutes East 100.0 feet; thence North 89 degrees 50 minutes West 195.0 feet; thence South 0 degrees 10 minutes West 100.0 feet; thence South 89 degrees 50 minutes East 195.0 feet to the point of beginning.**

**No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.**

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization/Incorporation and Operating Agreement and same have not been modified or amended.

To Have and to Hold to 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 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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 said Grantor, by <sup>Daniel Hidalgo</sup>~~Danny Hid~~, its owner, who is authorized to execute this conveyance, has hereunto set its signature and seal this 17th day of October, 2019.

DHF Investments



BY: **Daniel Hidalgo,**

ITS: owner

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, Tisha Dawn Eichelberger, a Notary Public in and for said County, in said State, hereby certify that **Daniel Hildago**, whose name as owner of **DHF Investments**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17th day of October, 2019.

Tisha Dawn Eichelberger  
Notary Public  
My Commission Expires: 10-19-2020

Real Estate Sales Validation Form

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

Grantor's Name DHF Investments  
Mailing Address 9170 Hwy 25  
Calera, AL 35040

Grantee's Name Angel Eduardo Famos Castaneda  
Mailing Address & Maria Magdalena Hernandez  
Montezuma  
3550 Hwy 22  
Montevallo, AL 35115

Property Address 3550 Hwy 22  
Montevallo, AL 35115

Date of Sale 10/17 /19  
Total Purchase Price \$ \_\_\_\_\_

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Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor's Market Value \$ 41,290.00

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 Tax Assessor's Value under Parcel  
☐ Closing Statement Number 27-3-05-0-002-045.000

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 10/17/19

Print B. Christophe Battle

☐ Unattested \_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2019 07:58:08 AM  
\$66.50 CHERRY  
20191106000411350

Allen S. Bayl

Form RT-1