20191119000430140 1/3 \$83.00 Shelby Cnty Judge of Probate, AL 11/19/2019 02:20:41 PM FILED/CERT

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080

Send Tax Notice to:
Hector Napoleon Argueta Jr.
85 Battle Dr.
Montevallo, AL 35115

STATE OF ALABAMA SHELBY COUNTY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY FIVE THOUSAND (\$55,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Perry Nunn and Odessa Nunn, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Hector Napoleon Argueta, Jr. and Martin Del Carmen Diaz-Diaz (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A part of the NW ¼ of the SE ¼ of Section 2, Township 24 North, Range 12 East, being more particularly described as follows:

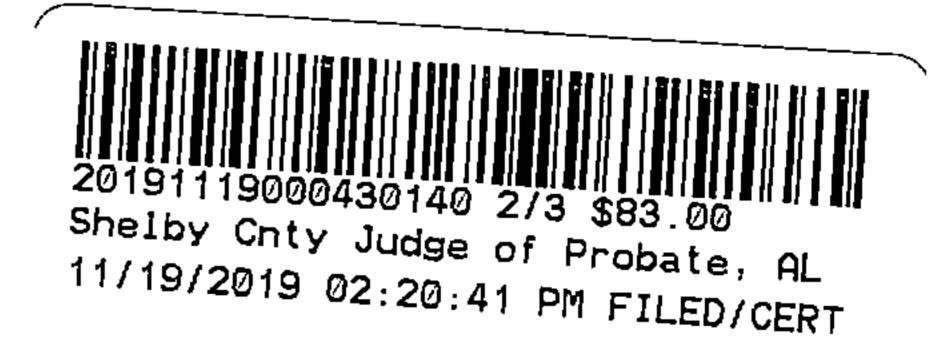
Commence at the Northeast corner of the NW ¼ of the SE ¼ of Section 2, Township 24 North, Range 12 East; thence run South along the East line of said Section as distance of 187.14 feet to the point of beginning; thence continue along last described course a distance of 198.24 feet; thence turn right 94 degrees 40 minutes 30 seconds and run West a distance of 296 feet, more or less, to a roadway easement; thence turn right 87 degrees 05 minutes and run North a distance of 198.24 feet; thence turn 94 degrees 45 minutes 30 seconds to the right and run in an Easterly direction a distance of 295.44 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and

except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



	Real Est	ate Sales Validation Form		
This	Document must be filed in ac	cordance with Code of Alabama 19	75, Section 40-2	? 2-1
Grantor's Name	Perry Nunn	Grantee's Name	Hector Napoleon Argueta Jr.	Martin Del Carmen Diaz-Diaz
Mailing Address	85 Battle Dr.	Mailing Address	85 Battle Dr.	
	Montevallo, AL 35115		Montevallo, AL 3511	.5
Property Address	85 Battle Dr.	Date of Sale	11/08/2019	
	Montevallo, AL 35115	Total Purchase Price		
		<u> </u>		
		Actual Value	\$	
		Or ^	♠	
		Assessor's Market Value	<u>\$</u>	
	ment	Appraisal Other ecordation contains all of the rec	quired informa	tion referenced
	•	Instructions	<u> </u>	
	d mailing address - provider current mailing address	le the name of the person or pe	rsons conveyi	ng interest
Grantee's name and to property is being		de the name of the person or pe	ersons to whon	n interest
Property address -	the physical address of the	ne property being conveyed, if a	vailable.	
Date of Sale - the	date on which interest to t	he 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 11/08/2019	Print	Justin Smitherman	
Unatt 20191119000430140 3/3 \$83.00 Shelby Cnty Judge of Probate, AL 11/19/2019 02 20 44 PM EN EN ED (OFF)	_ Sign		Owner/Agent) circle one Form RT-1