

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

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

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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 8 day of November, 2019.

Perry Nunn  
Perry Nunn

Odessa Nunn  
Odessa Nunn

STATE OF ALABAMA  
SHELBY COUNTY


SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Perry Nunn** and **Odessa Nunn**, whose names are 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of November, 2019.

[Signature]  
Notary Public  
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 18, 2021

  
20191119000430140 2/3 \$83.00  
Shelby Cnty Judge of Probate, AL  
11/19/2019 02:20:41 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 Perry Nunn  
Mailing Address 85 Battle Dr.  
Montevallo, AL 35115

Grantee's Name Hector Napoleon Argueta Jr. Martin Del Carmen Diaz-Diaz  
Mailing Address 85 Battle Dr.  
Montevallo, AL 35115

Property Address 85 Battle Dr.  
Montevallo, AL 35115

Date of Sale 11/08/2019  
Total Purchase Price \$55,000.00  
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 11/08/2019

Print Justin Smitherman

Unatt

Sign

(Grantor/Grantee/Owner/Agent) circle one



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

Form RT-1