

This Instrument was Prepared by:

Send Tax Notice To: Juan Landaverde

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

205 Trade Wind Circle
Alabaster, AL 35007

File No.: S-19-25913

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Georgia Lee Thornton, Probate Case No. PR-2019-000054, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Juan Landaverde**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of December, 2019.

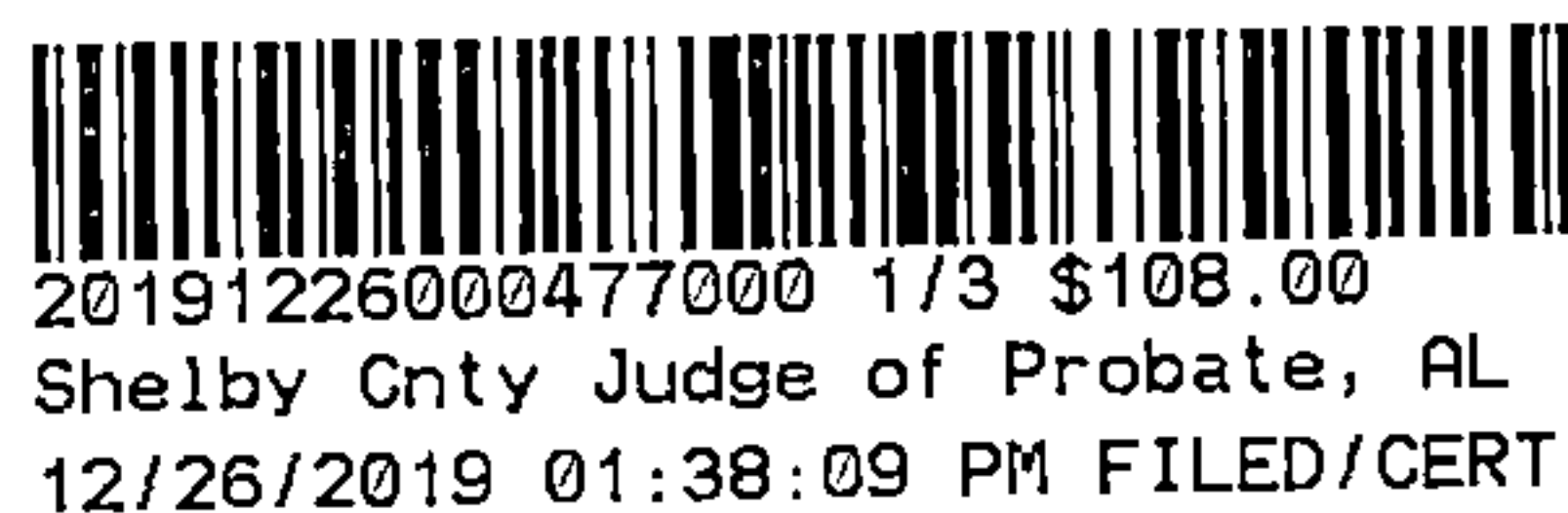
ESTATE OF GEORGIA LEE THORNTON,
PROBATE CASE NO. PR-2019-000054, SHELBY
COUNTY, ALABAMA

Ethel Marita Thornton Dixon

Ethel Marita Thornton Dixon
as Personal Representative

State of Alabama

County of Shelby



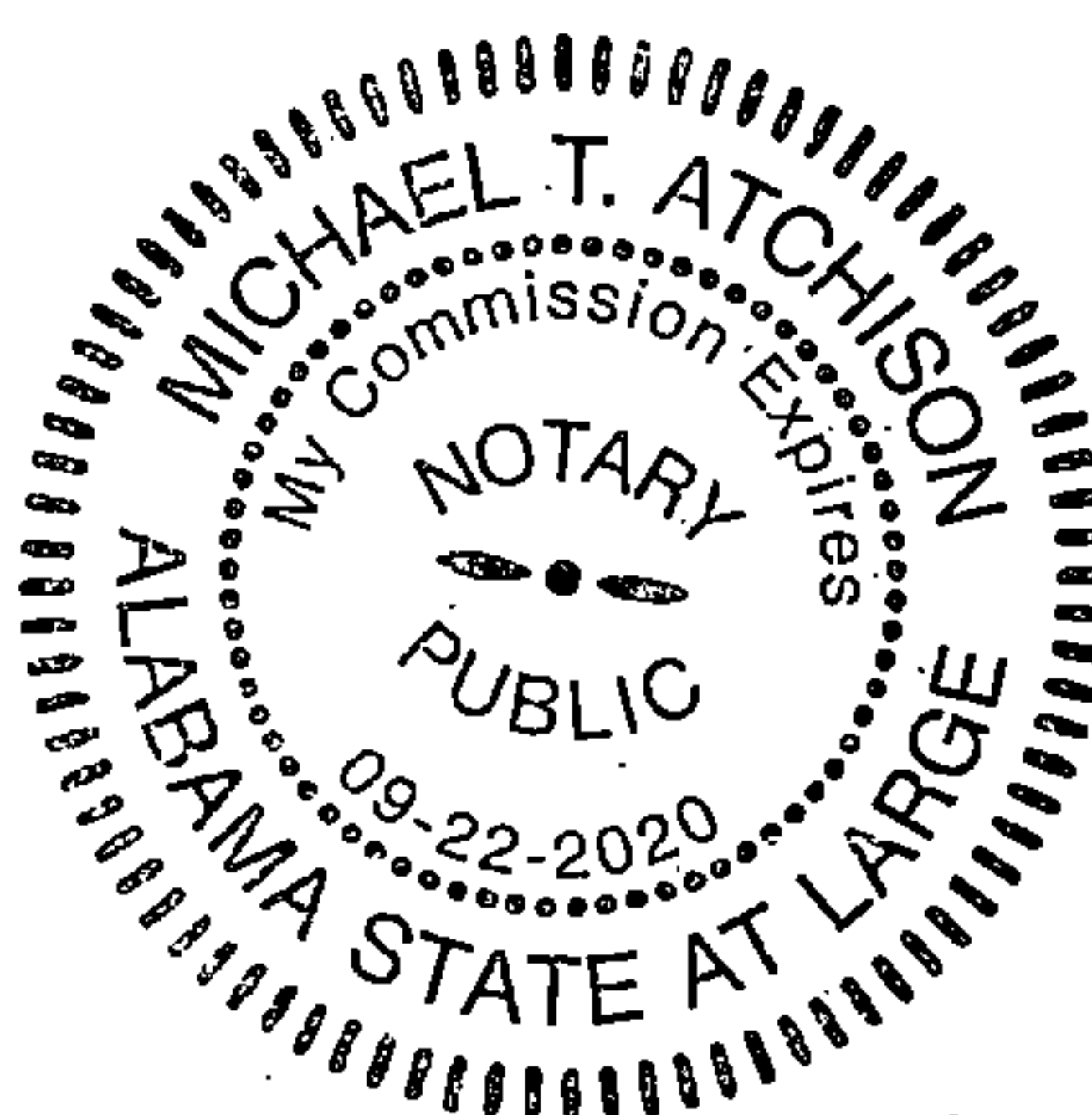
I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Ethel Marita Thornton Dixon as Personal Representative of the Estate of Georgia Lee Thornton, Probate Case No. PR-2019-000054, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2019.

Mike T. Atchison
Notary Public, State of Alabama

Mike T Atchison

My Commission Expires: September 22, 2020



Shelby County, AL 12/26/2019
State of Alabama
Deed Tax: \$80.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

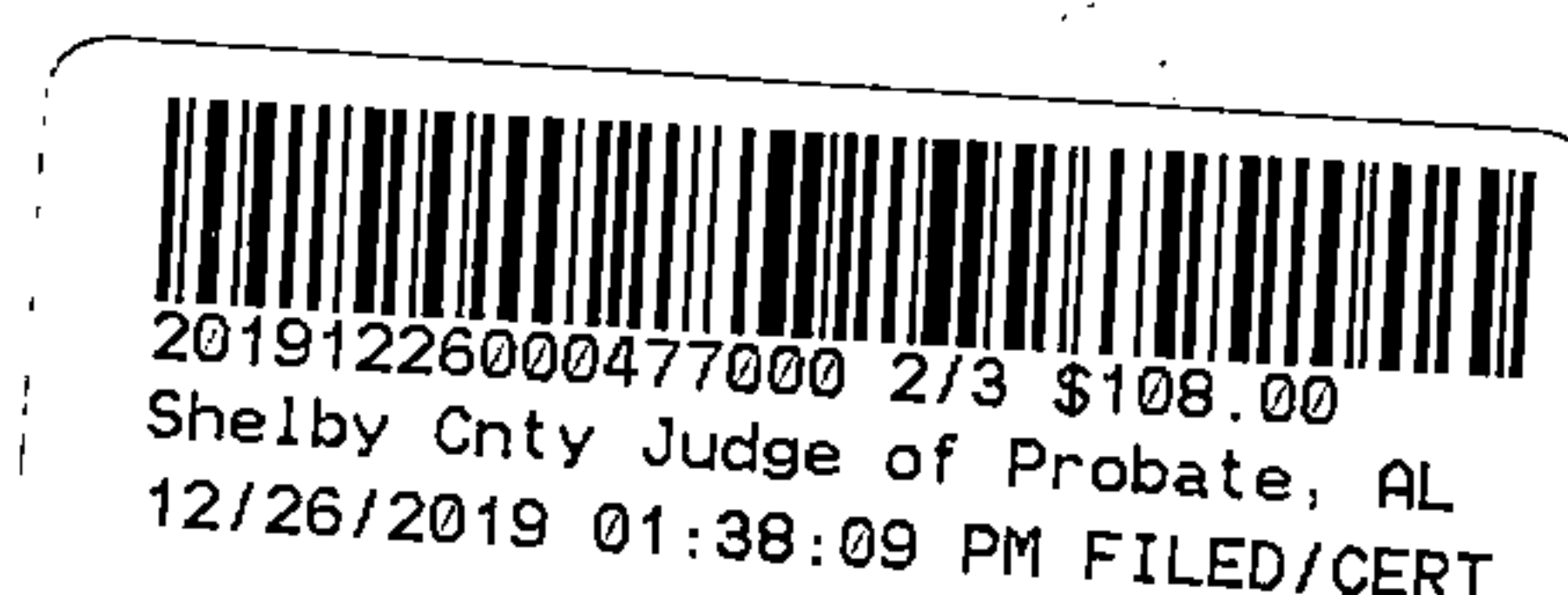
The South 42 feet of the following described parcel of land:

Commence at the SE corner of the NW1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run northerly along the East line of said quarter-quarter a distance of 636.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 264.40 feet to a point marked by a steel pin in an old fence line; thence turn an angle of 91 degrees 07 minutes 15 seconds left and run westerly a distance of 479.23 feet to a point on the East right of way line of Shelby County Highway Number 213 marked by a steel pin; thence turn an angle of 100 degrees 50 minutes 25 seconds left and run southeasterly along the said east right of way line of said Highway 213, a distance of 268.51 feet to a point marked by a steel pin; thence turn an angle of 79 degrees 04 minutes 29 seconds left and run easterly a distance of 423.55 feet to the point of beginning marked by a steel pin.

PARCEL II:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run northerly along the East line of said 1/4-14 a distance of 530.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 106.0 feet to a point; thence turn an angle of 91 degrees 02 minutes 09 seconds left and run westerly a distance of 423.55 feet to a point on the East right of way line of Shelby County Highway 213; thence turn an angle of 97 degrees 12 minutes 00 seconds left and run southeasterly along said right of way line a distance of 106.82 feet to a point; thence turn an angle of 82 degrees 48 minutes 00 seconds left and run easterly a distance of 408.24 feet to the point of beginning.

According to survey of Joseph E. Conn, Ala. Reg. No. 9049, dated December 3, 1984.
Situating in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Estate of Georgia Lee Thornton,
Probate Case No. PR-2019-000054,
Shelby County, Alabama

Mailing Address 101 County Rd 365
Clanton AL 35045

Property Address 592 Hwy 213
Calera, AL 35040

Grantee's Name Juan Landaverde

Mailing Address 205 Truwind Circle
Alabaster AL 35007

Date of Sale December 20, 2019

Total Purchase Price \$80,000.00

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 of 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 December 19, 2019

Print Estate of Georgia Lee Thornton, Probate Case No.
PR-2019-000054, Shelby County, Alabama

☐ Unattested

(verified by)

Sign

x Ethel Maitla Thornton
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

