

This Instrument was Prepared by:

Send Tax Notice To: Dominga Cayetano Salinas

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

246 Whisenhunt Rd
Chelsea, AL 35043

File No.: MV-20-26090

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, 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, **Jeremy D. Newman and Rebecca G. Newman, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dominga Cayetano Salinas**, (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

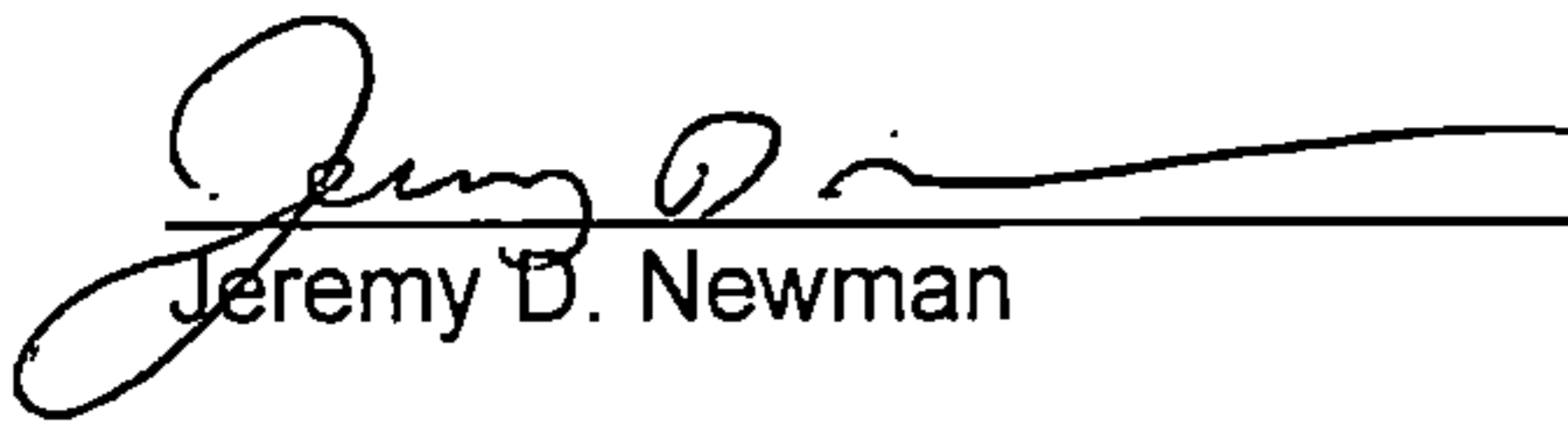
Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

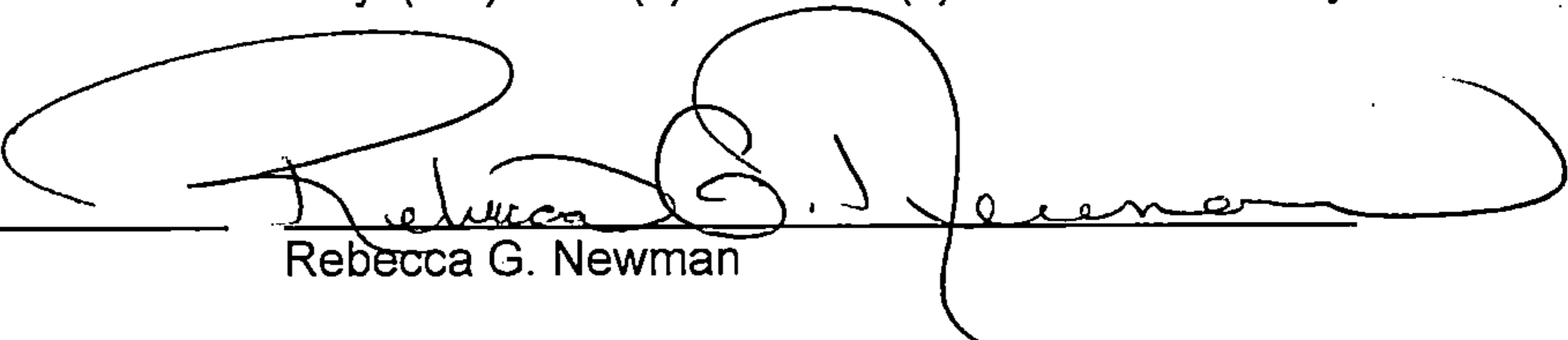
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 February, 2020.


Jeremy D. Newman

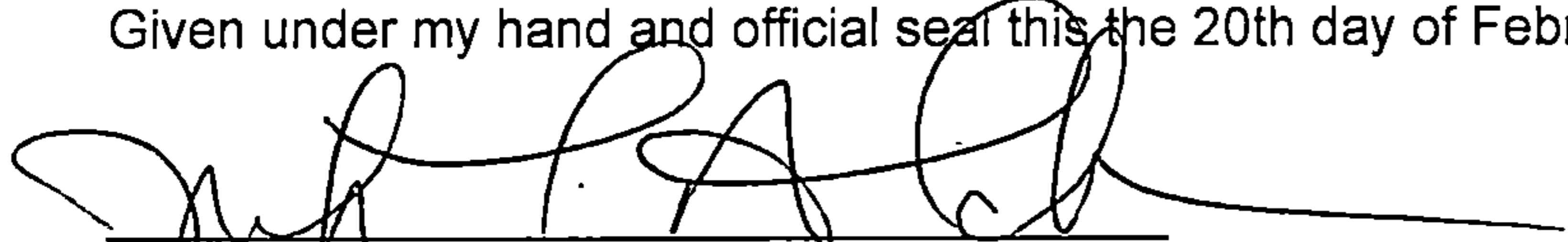

Rebecca G. Newman

State of Alabama

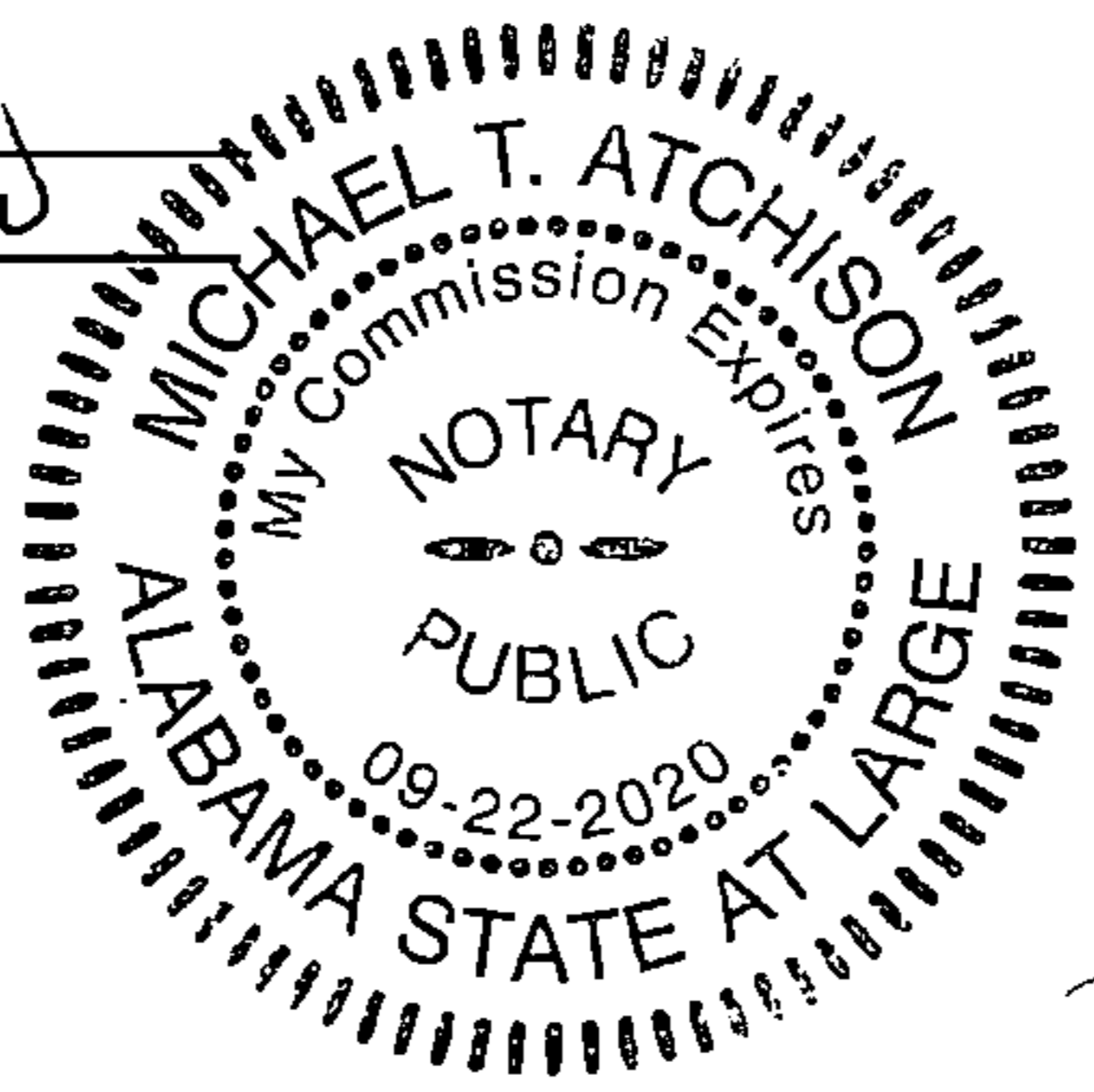
County of Shelby


I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jeremy D. Newman and Rebecca G. Newman, 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 February, 2020.


Notary Public, State of Alabama

My Commission Expires: 9-22-20



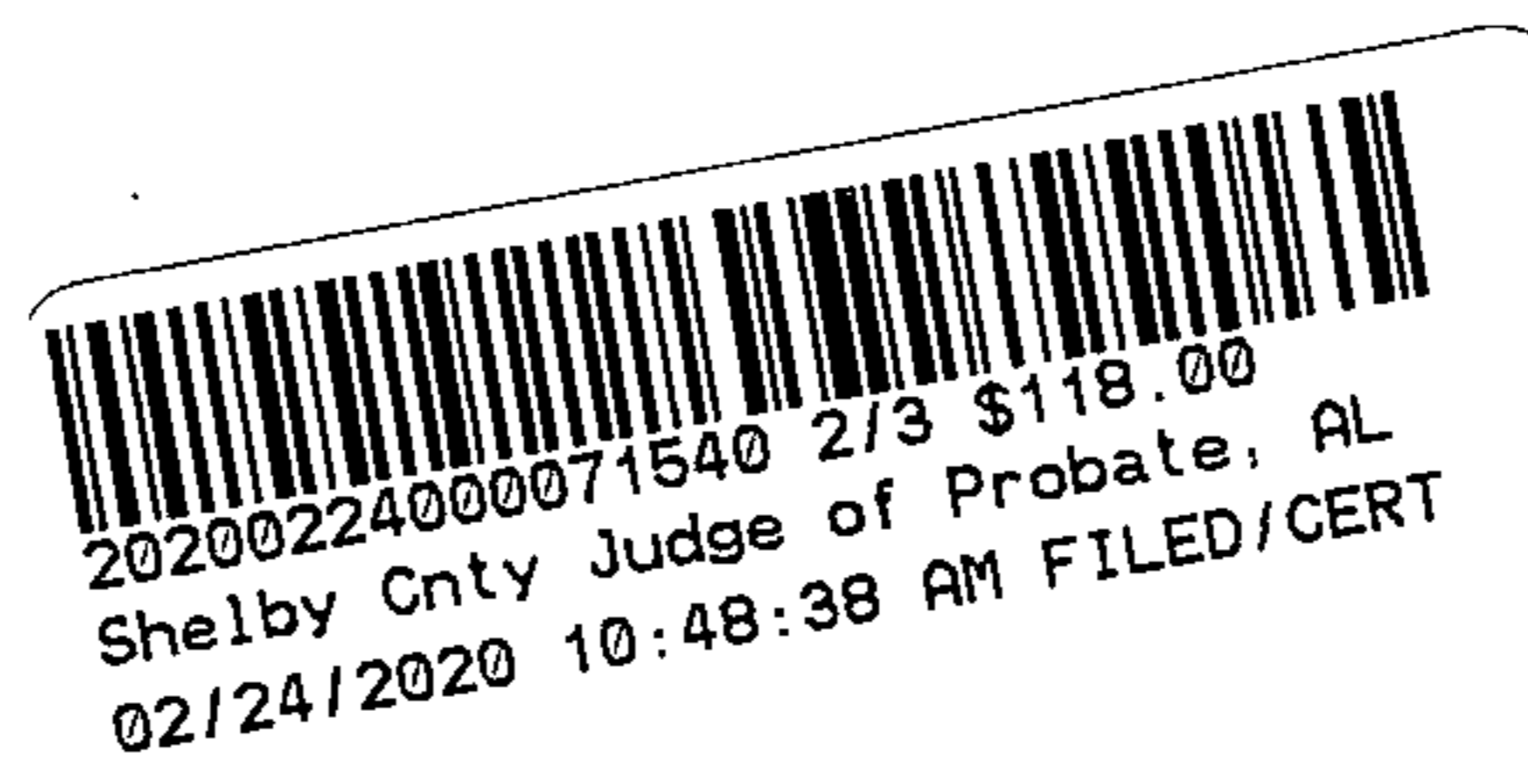

2020022400071540 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
02/24/2020 10:48:38 AM FILED/CERT

Shelby County, AL 02/24/2020
State of Alabama
Deed Tax: \$90.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 58 minutes 33 seconds West assumed along the North line of said 1/4-1/4 50.73 feet to the point of beginning; thence South 3 degrees 16 minutes 11 seconds East 228.48 feet to the Northwest right of way line of County Highway 36, being at the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 3072.57 feet, a central angle of 1 degrees 30 minutes 44 seconds and a chord of 81.09 feet bearing South 57 degrees 26 minutes 46 seconds West; thence Southwesterly along said curve and line 81.09 feet; thence South 56 degrees 41 minutes 24 minutes West along said line 256.01 feet to the point of curvature of a tangent curve, concave to the Southeast, having a radius of 1140.00 feet and a central angle of 2 degrees 39 minutes 58 seconds; thence Southwesterly along said curve and line 53.05 feet; thence North 0 degrees 12 minutes 43 seconds East 442.37 feet to the North line of said 1/4-1/4; thence South 89 degrees 58 minutes 33 seconds East 311.27 feet to the point of beginning.

According to survey of Steven H. Gilbert, PLS #17507, dated March 24, 1998.



Real Estate Sales Validation Form

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

Grantor's Name Jeremy D. Newman
Rebecca G. Newman
Mailing Address 1764 Hwy 36
Chelsea, AL 35043
Property Address 1764 Hwy 36
Chelsea, AL 35043

Grantee's Name Dominga Cayetnga Salinas
Mailing Address 246 Whisenhunt Rd
Chelsea, AL 35043
Date of Sale February 20, 2020
Total Purchase Price \$90,000.00
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
XX 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 February 13, 2020

Print Jeremy D. Newman

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

