

20200413000142790
04/13/2020 11:59:45 AM
DEEDS 1/4

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Concepcion Gomez Hermosillo
& Alicia Hernandez Arellano
6233 Hwy 16
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT WITH RIGHT OF SURVIVORSHIP**
) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **EVELYN RUBY GOMEZ, a married woman, and CONCEPCION GOMEZ HERMOSILLO and ALICIA HERNANDEZ ARELLANO, 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, **CONCEPCION GOMEZ HERMOSILLO and ALICIA HERNANDEZ ARELLANO** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

Subject property is not the homestead of Evelyn Ruby Gomez or her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 31st day of March, 2020.

Evelyn Gomez
EVELYN RUBY GOMEZ

Concepcion Gomez
CONCEPCION GOMEZ HERMOSILLO

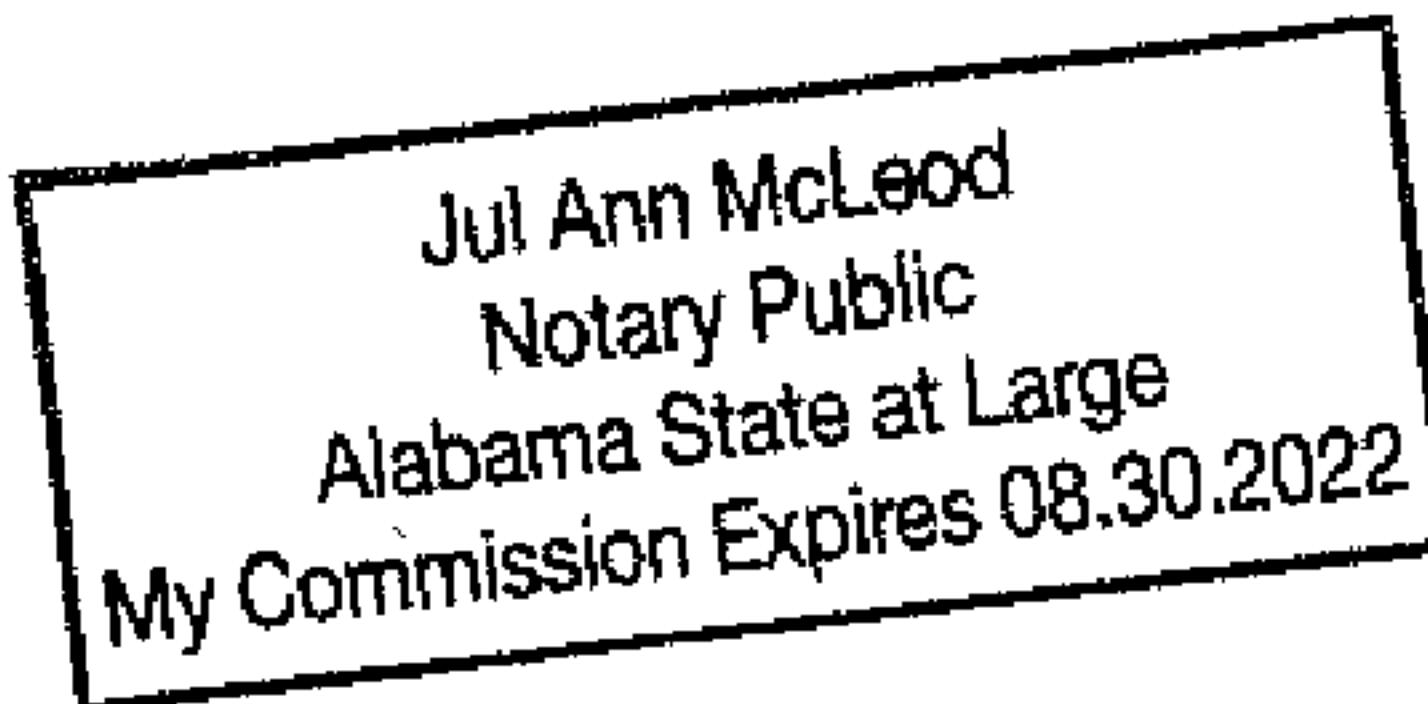
Alicia Hernandez
ALICIA HERNANDEZ ARELLANO

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **EVELYN RUBY GOMEZ, CONCEPCION GOMEZ HERMOSILLO, and ALICIA HERNANDEZ ARELLANO**, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of March, 2020.

NOTARY PUBLIC
My commission expires:



**EXHIBIT A
(LEGAL DESCRIPTION)**

A parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the SW corner of above said $\frac{1}{4}$ - $\frac{1}{4}$ thence North 00°00'00" East, a distance of 495.43 feet; thence South 87°48'00" East, a distance of 917.39 feet; thence South 87°55'34" East, a distance of 359.87 feet; thence North 00°07'29" East, a distance of 77.20 feet to the point of beginning, said point lying on the Westerly R.O.W. line of Shelby County Highway 16, 80' R.O.W.; thence North 00°06'35" East, and along said R.O.W. line a distance of 139.90 feet; thence North 87°48'01" West and leaving said R.O.W. line, a distance of 134.51 feet; thence South 08°02'48" West, a distance of 124.95 feet; thence South 81°57'12" East, a distance of 153.14 feet to the point of beginning, said parcel containing 0.44 acres, more or less.

PROPERTY ADDRESS: 6233 HWY 16, MONTEVALLO, AL 35115

20200413000142790 04/13/2020 11:59:45 AM DEEDS 4/4
Real Estate Sales Validation Form

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

Grantor's Name	EVELYN RUBY GOMEZ and CONCEPCION GOMEZ HERMOSILLO and ALICIA HERNANDEZ ARELLANO	Grantee's Name	CONCEPCION GOMEZ HERMOSILLO and ALICIA HERNANDEZ ARELLANO
Mailing Address	6233 HIGHWAY 16 MONTEVALLO, AL 35115	Mailing Address	6233 HIGHAY 16 MONTEVALLO, AL 35115
Property Address	6233 HIGHWAY 16 MONTEVALLO, AL 35115	Date of Sale	March 31, 2020
		Total Purchase Price	_____
		or	_____
		Actual Value	\$94,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	_____

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.

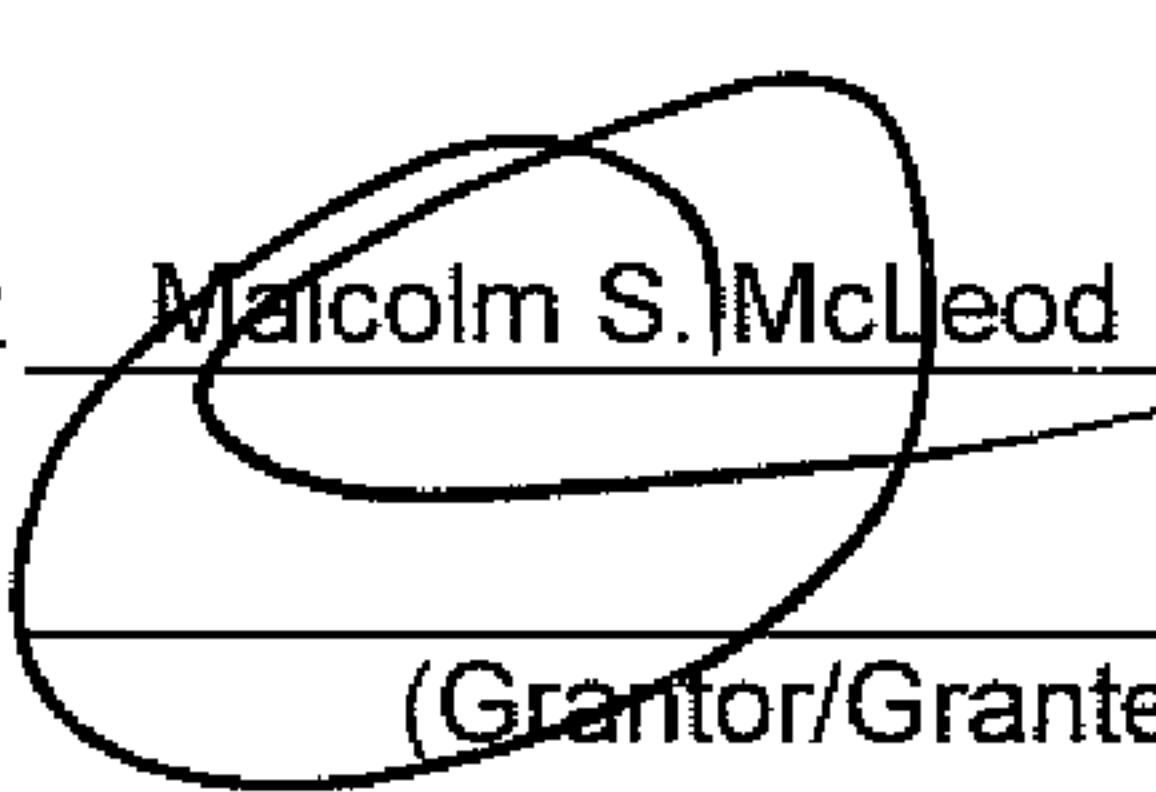
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

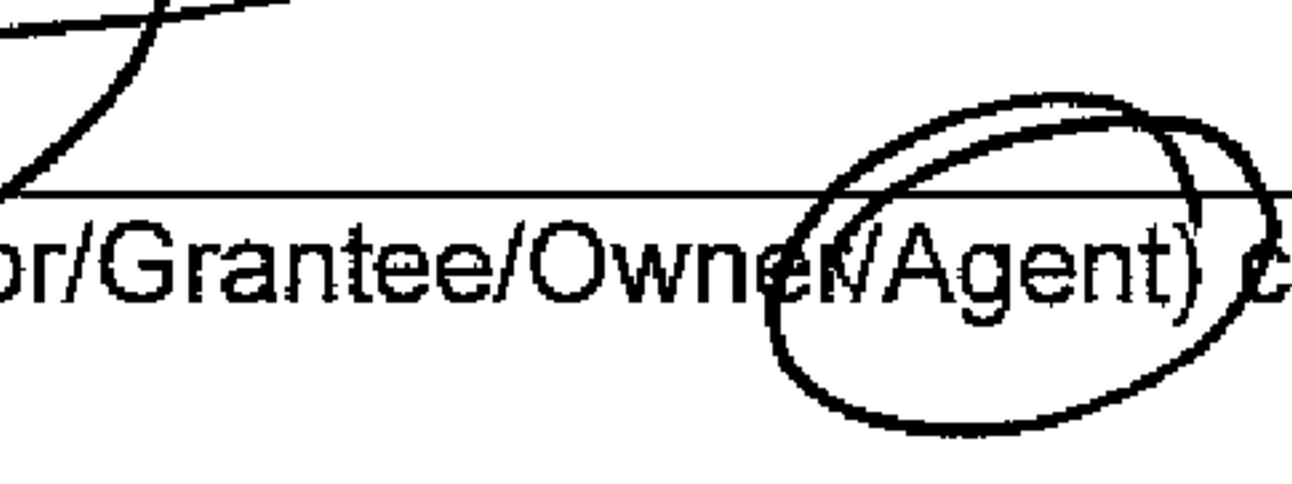
Date March 31, 2020

Print Malcolm S. McLeod

Unattested

Sign 

(verified by)


(Grantor/Grantee/Owner/Agent) circle one

File 190586



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2020 11:59:45 AM
S126.00 CHERRY
20200413000142790

Malcolm S. McLeod

Form RT-1
Alabama 08/2012 LSS