

Send Tax Notice to:
GERMAN DANIEL HIDALGO
2 Vance St., Pelham, AL 35124

This Instrument prepared without title search
or survey by GREGORY S. STANLEY
201 20th Street South, Irondale, AL 35210

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
Shelby

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

In Consideration of Five Hundred Dollars (\$500.00) and other valuable Consideration, the receipt and sufficiency hereby acknowledged, the undersigned **DUSTIN MATTHEW STANTON (GRANTOR)**, a single man, not claiming homestead of this property, hereinafter referred to as “Grantor,” does grant bargain and convey unto **GERMAN DANIEL HIDALGO (GRANTEE)** all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Shelby County Parcel #: 12 8 34 0 000 009.001

SUB DIVISON1: WADDELL PROPERTIES MAP BOOK: 04 PAGE: 086

Legal Description: Commence at the Southeast corner of the Northwest ¼ of the Northwest ¼ of Section 34, Township 20 South, Range 4 West and run north on the East line of said ¼ - ¼ section a distance of 310 feet to the point of beginning, thence continue north on same line a distance of 647.13 feet to a point on the south bank of creek; the center line said creek being the northerly property line of herein described property, said property line along the center line of said creek, running in a westerly direction to the southeasterly right-of-way line of the Southern Railroad; thence turn am angle of 125°54’ at said point on the south bank of said creek and run in a southwesterly direction on a line that generally follows the meanderings of said creek a distance of 241.86 feet, thence turn left 10°26’ and run southwesterly along the meanderings of said creek a distance of 268.60 feet, thence turn right 72°14’ and run northwesterly along the meanderings a distance of 306.56 feet to the southeasterly right-of-way line of said railroad thence turn left 83°36’30” and run southwesterly along said right-of-way line a distance of 46.48 feet, thence turn right 90°00’ and run northwesterly along said right-of-way line a distance of 40.00 feet, thence turn left 90°00’ and run southwesterly along said right-of-way line a distance of 151 feet to the point of beginning of a curve to the right having a radius of 2914.93 feet, thence continue in a southwesterly direction along the arc of said curve a distance of 390 feet, more or less, to a point lying 310.00 feet north of the south line of said ¼ - ¼ section and run 1017.07 feet west of the east line of said ¼ - ¼ section thence turn left and run east and parallel to the south line of said ¼ - ¼ section a distance of 1017.00 feet to the point of beginning.

To have and to hold unto the said grantee and her heirs and assigns forever, I for myself and my heirs, executors, and administrators, covenant with said Grantee, her heirs and assigns that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances apart from those mentioned herein, that I have good right to sell and convey the same and that I and my executors, administrators, heirs and assigns will forever defend this title against the lawful claims of all persons. This conveyance subject to all ad valorem property taxes, liens, or deeds, easements and restrictions on record.

In WITNESS WHEREOF, Grantor sets signature and seal on this 27th day of February 2020.


Dustin Matthew Stanton
Grantor

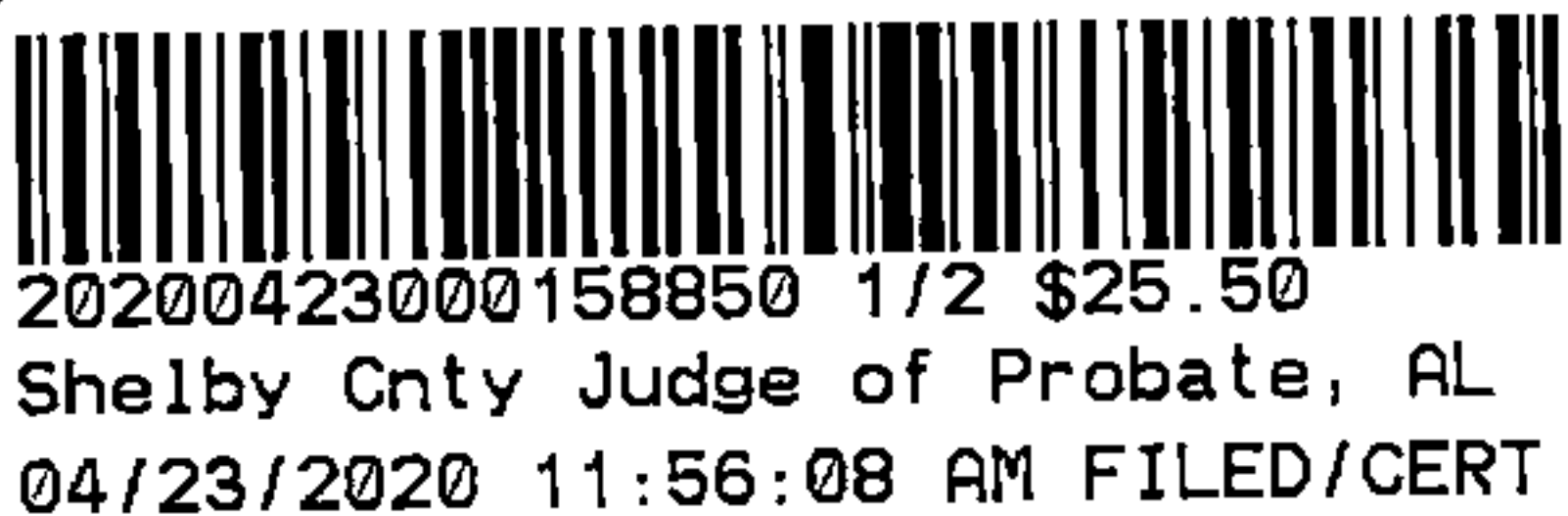
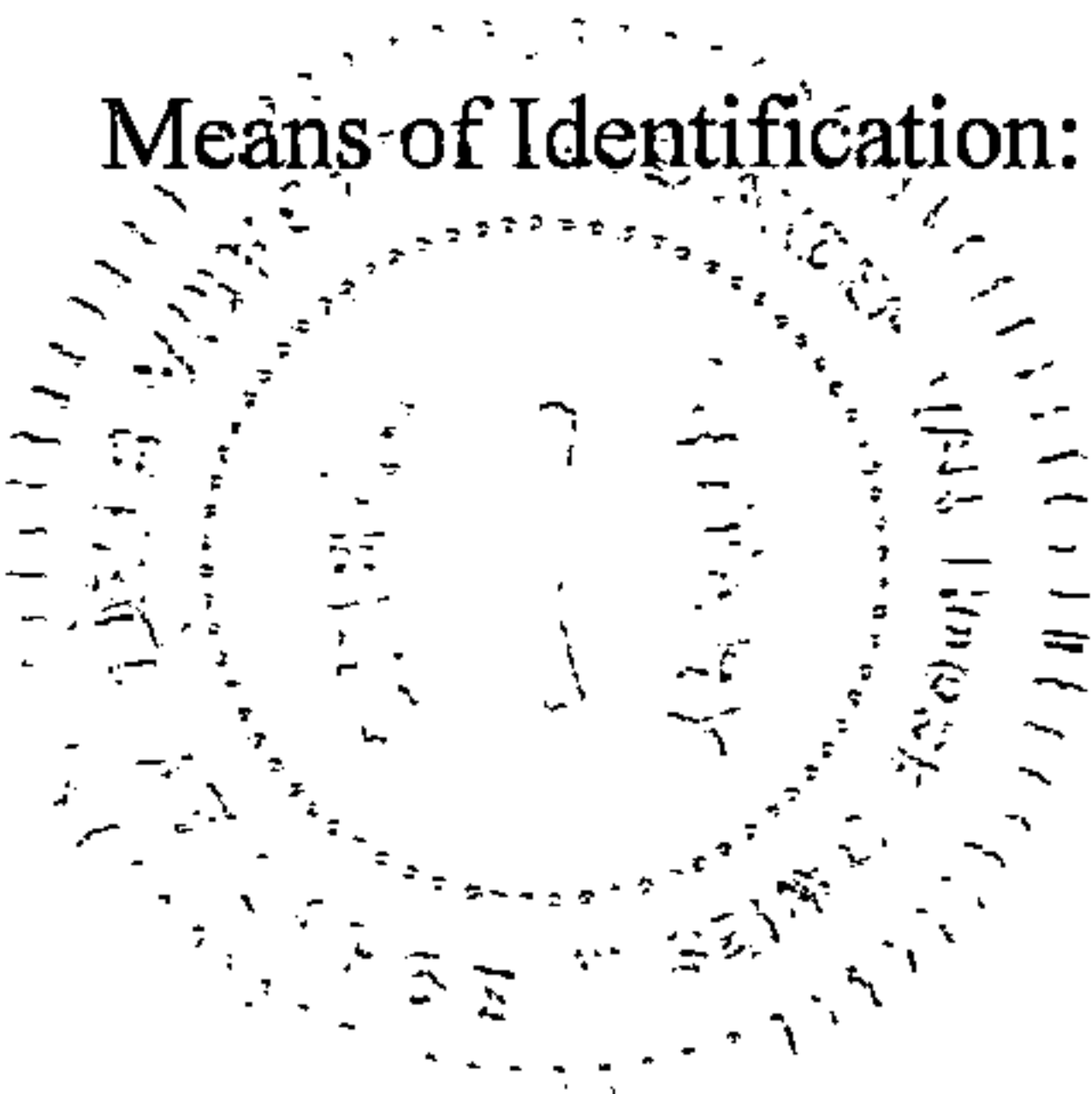
Shelby County, AL 04/23/2020
State of Alabama
Deed Tax: \$.50


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Alexander V. Davies III, the undersigned, a Notary Public, hereby certify that **Dustin Matthew Stanton**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of February, 2020.

Means of Identification: Birth certificate




Notary Public
My Commission Expires: 3/13/2023

Real Estate Sales Validation Form

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

Grantor's Name Dustin Matthew Stanton
Mailing Address 1600 Hwy 277
Helena, AL 35080

Grantee's Name German Daniel Hidalgo
Mailing Address 2 Vance Street
Pelham, AL 35124

Property Address 1600 Highway 277
Helena, AL 35080

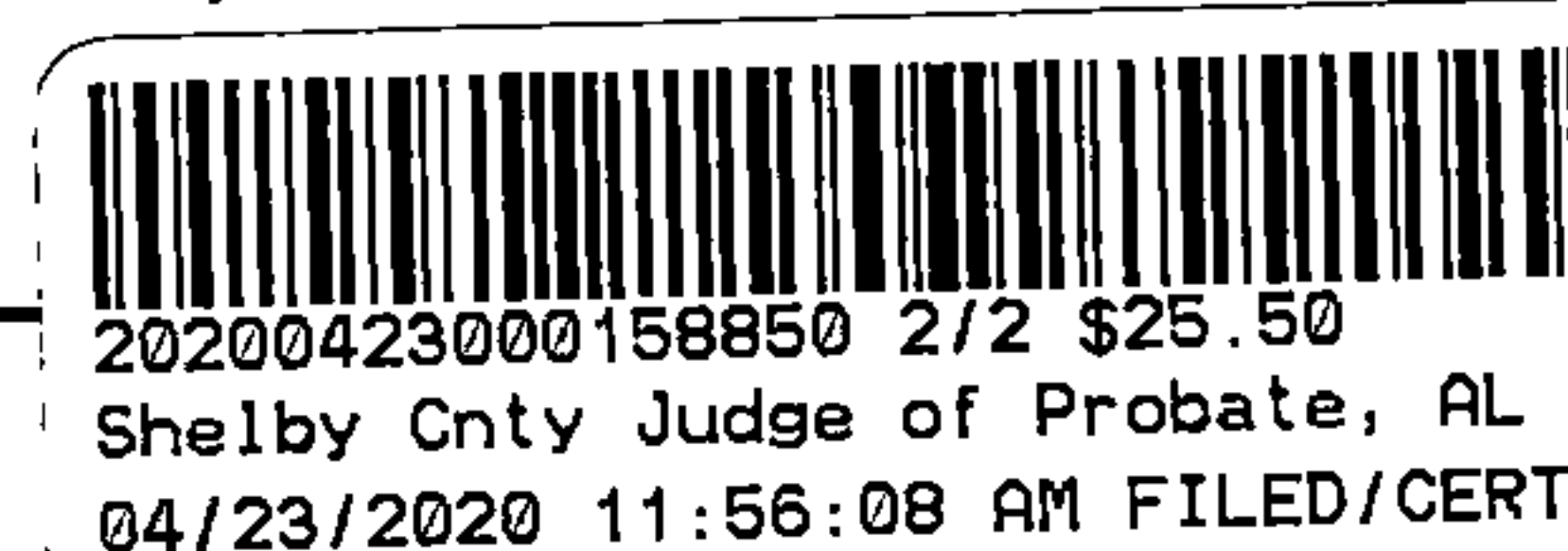
Date of Sale February 27, 2020
Total Purchase Price \$500.00

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 2/27/20

Print

Dustin Stanton

☐ Unattested

Sign

Dustin Stanton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1