

This Instrument was Prepared by:

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

File No.: S-20-26266

Send Tax Notice To: Torrealba Territories LLC

120 Carriage Ln
Maylene, AL 35114

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Two Thousand Dollars and No Cents (\$52,000.00)**, 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, **J.R. Watson**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Torrealba Territories LLC**, (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. No part of the homestead of the Grantor

\$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 11th day of May, 2020.

J.R. Watson

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 J.R. Watson, 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 11th day of May, 2020.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

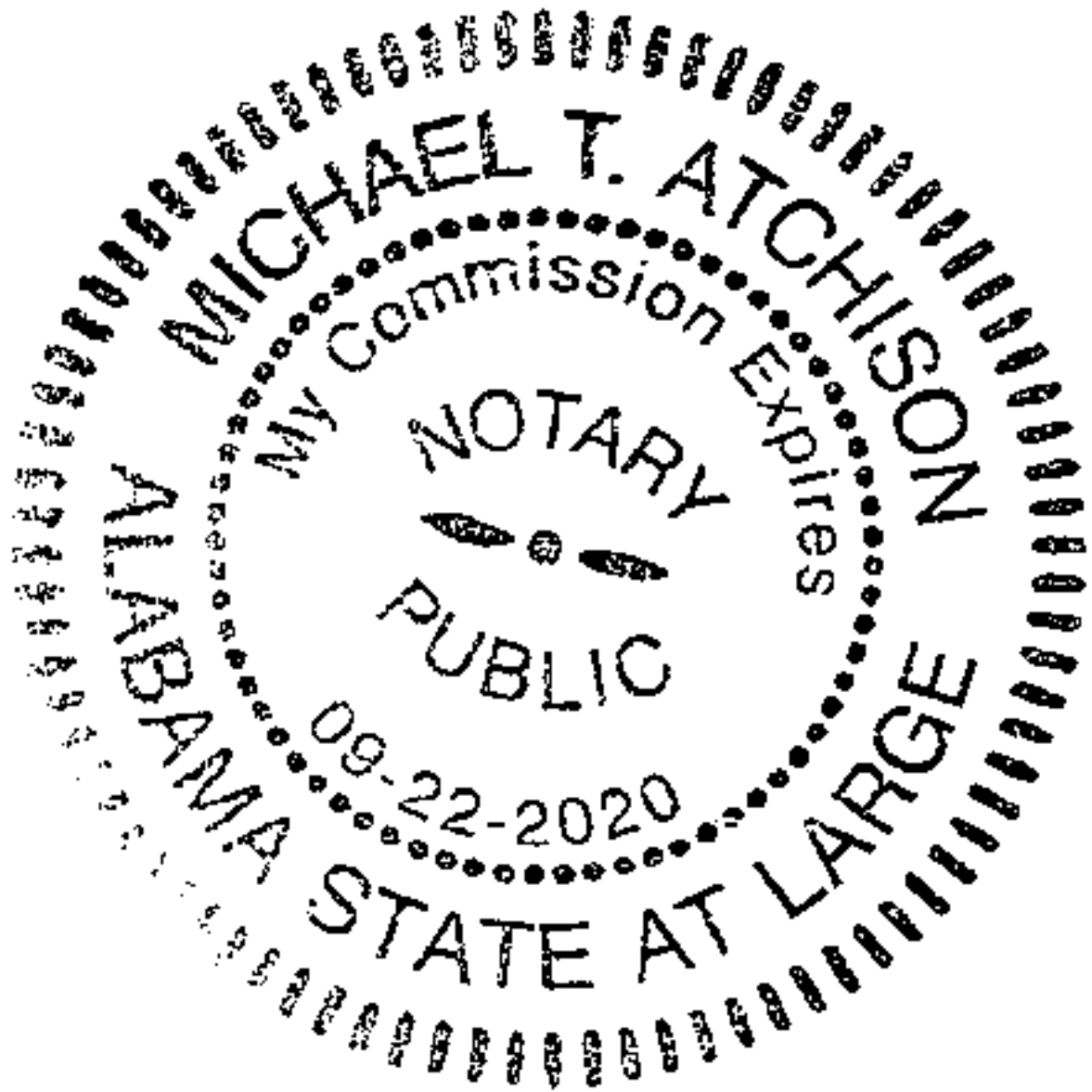


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14, Block 6, Dunstan's Map of Calera, as recorded in Map Book 3, Page 1 in the Office of the Judge of Probate of Shelby County, Alabama being further described as follows:

Beginning at a P.K. Nail corner 48.50 feet West of the West line of Railroad Street and on the immediate South line of Sixteenth Avenue and run thence North 88 degrees 40 minutes 37 seconds West along the said South line of Sixteenth Avenue a distance of 22.00 feet to a cross in concrete corner; thence run South 00 degrees 44 minutes 58 seconds West along the West side of an existing building and beyond a distance of 149.89 feet to a 1" open top pipe corner on the North line of an existing alley; thence run South 88 degrees 40 minutes 54 seconds East along the said North line of said alley a distance of 22.00 feet to a rebar corner; thence run North 00 degrees 44 minutes 58 seconds east a distance of 149.89 feet to the point of beginning, said property line passing along the easterly line of an existing building.. Property is subject to any and all agreements, easements of record or occupation, rights of way, restrictions, limitations and/or omissions of probated record, regulation or applicable law.
According to the survey of S. M. Allen, dated November 30, 2006

Real Estate Sales Validation Form

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

Grantor's Name	J.R. Watson	Grantee's Name	Torrealba Territories LLC
Mailing Address	715 1st Ave West Alabaster, AL 35007	Mailing Address	120 Carriage Lane Maylene, AL 35115
Property Address	10876 Highway 25 Calera, AL 35040	Date of Sale	May 11, 2020
		Total Purchase Price	\$52,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 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	May 08, 2020	Print	J.R. Watson
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/11/2020 03:43:32 PM
\$80.00 CHERRY
20200511000186020

Allen S. Bezel