

20200521000202990
05/21/2020 09:13:49 AM
DEEDS 1/4

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Send tax notice to:
Jonathan Bautista Cruz
15 Church Drive
Montevallo, AL 35115

ALABAMA GENERAL WARRANTY DEED- INDIVIDUAL

STATE OF ALABAMA)
COUNTY SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY EIGHT THOUSAND AND 00/100 Dollars (\$68,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Katherine Reynolds** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jonathan Bautista Cruz** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Dogwood Grove Baptist Church property located in the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 22 South, Range 3 West; thence run South 89 degrees 58 minutes 39 seconds East along the North line of said church property line for 50.29 feet to the point of beginning; thence continue along the last described course for 139.71 feet; thence turn an angle to the left of 91 degrees 52 minutes 16 seconds and run North for 212.08 feet; thence turn an angle to the left of 88 degrees 08 minutes 41 seconds and run West for 175.10 feet; thence turn an angle to the left of 101 degrees 16 minutes 38 seconds and run Southeast for 216.10 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

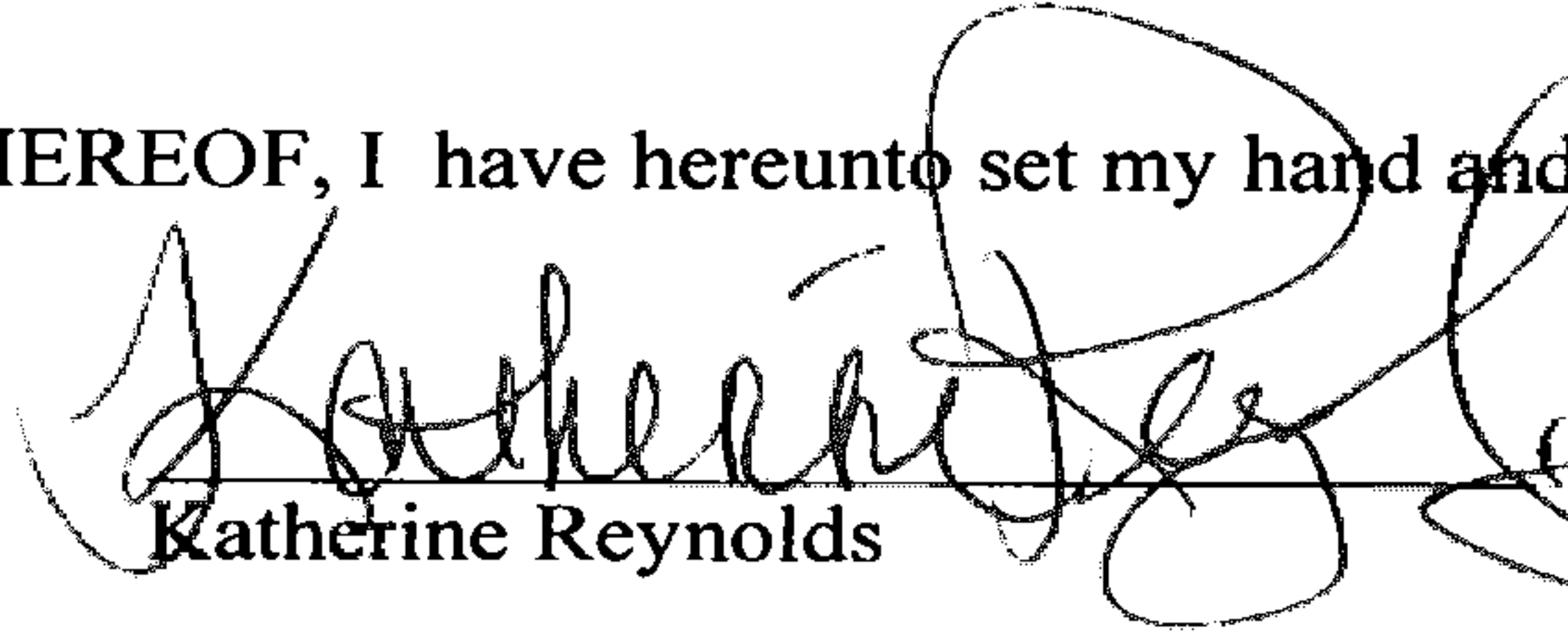
- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

Said property contains one 1985 Manufactured home

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, or his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seals this 18th day of May, 2020


Katherine Reynolds (SEAL)

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY JEFFERSON)

I, Catherine H. Scott, a Notary Public in and for said County, in said State, hereby certify that Katherine Reynolds, an unmarried woman whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May, 2020.


NOTARY PUBLIC

My Commission Expires: 7-25-2022

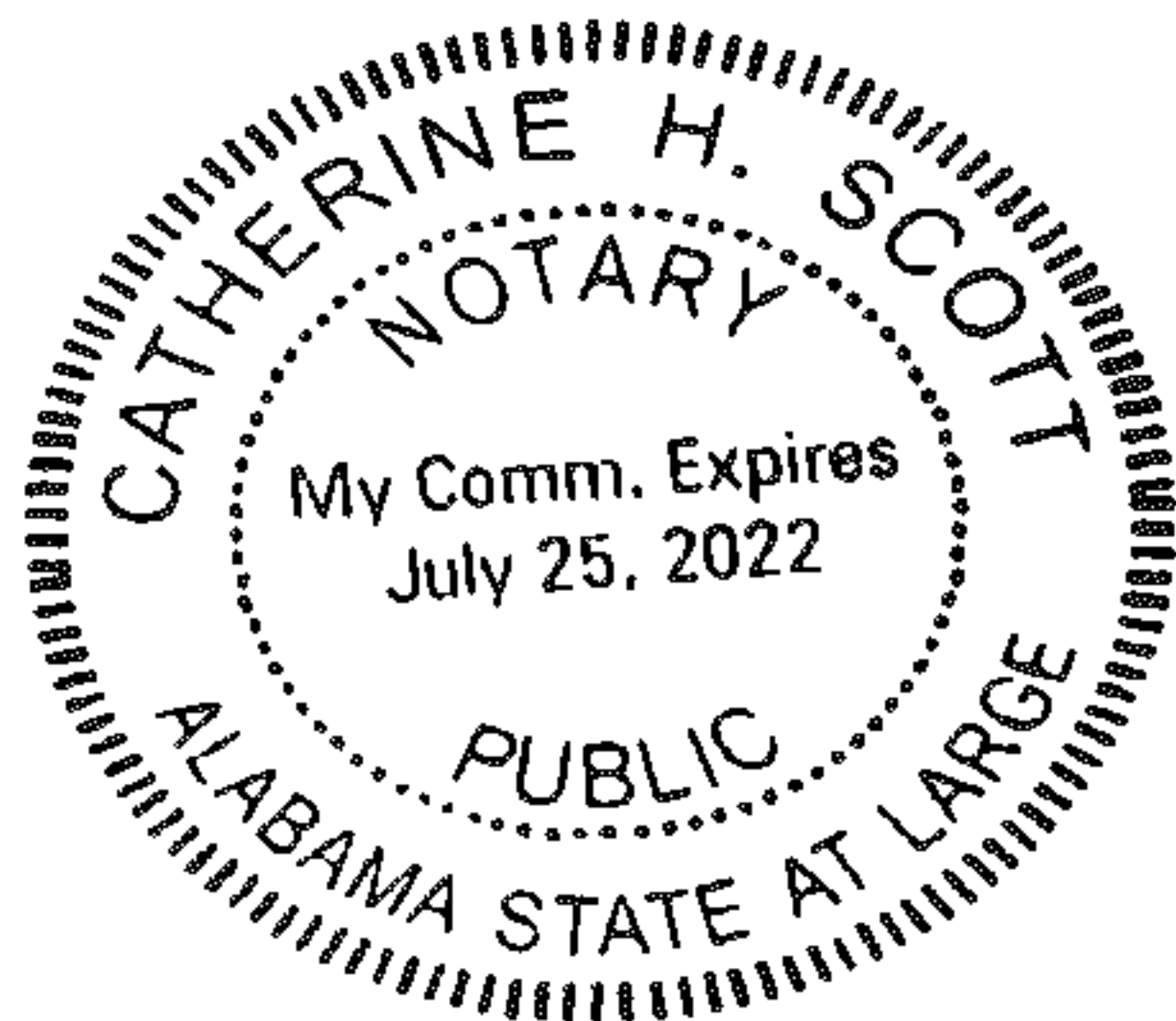


EXHIBIT "A"
Property Description

Closing Date: May 18, 2020
Buyer(s): Jonathan Bautista Cruz
Property Address: 15 Church Drive, Montevallo, AL 35115

PROPERTY DESCRIPTION:

Commence at the Northwest corner of the Dogwood Grove Baptist Church property located in the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 22 South, Range 3 West; thence run South 89 degrees 58 minutes 39 seconds East along the North line of said church property line for 50.29 feet to the point of beginning; thence continue along the last described course for 139.71 feet; thence turn an angle to the left of 91 degrees 52 minutes 16 seconds and run North for 212.08 feet; thence turn an angle to the left of 88 degrees 08 minutes 41 seconds and run West for 175.10 feet; thence turn an angle to the left of 101 degrees 16 minutes 38 seconds and run Southeast for 216.10 feet to the point of beginning. Situated 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 Katherine Reynolds
Mailing Address _____Grantee's Name Jonathan Bautista Cruz
Mailing Address 15 Church Drive
Montevallo, AL 35115Property Address 15 Church Drive
Montevallo, AL 35115Date of Sale May 18, 2020
Total Purchase Price \$68,000.00Or
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☐ Appraisal
☐ Other: _____☐ Closing StatementIf 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 5-18-2020Print Katherine H. Scott☐ Unattested

(verified by)

Sign

Katherine H. Scott
(Grantor/Grantee/ Owner/Agent) circle oneFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2020 09:13:49 AM
\$99.00 CHERRY
20200521000202990

Alicia S. Bayl