

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20200617000247340
06/17/2020 12:48:32 PM
DEEDS 1/3

Send tax notice to:
Mikel O'Neal Salter
100 East Highland Street
Vincent, AL 35178

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **ROBERTO RODRIGUEZ-PENA and HEATHER RODRIGUEZ-PENA, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **MIKEL O'NEAL SALTER** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

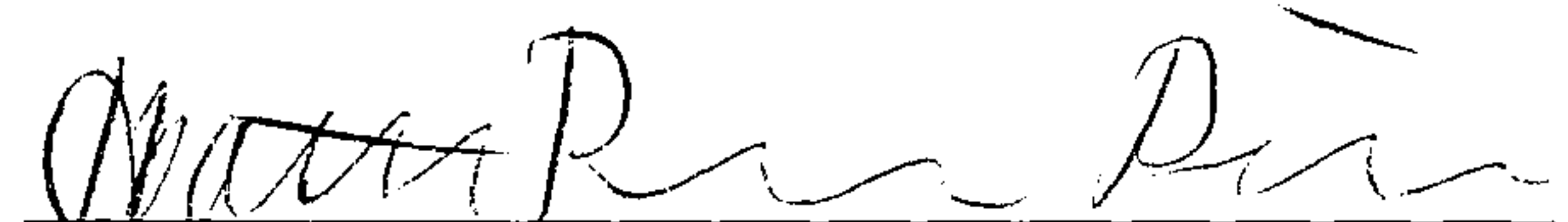
\$181,717.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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

In Witness Whereof, we have hereunto set our hands and seals this 1st day of June, 2020.



ROBERTO RODRIGUEZ-PENA



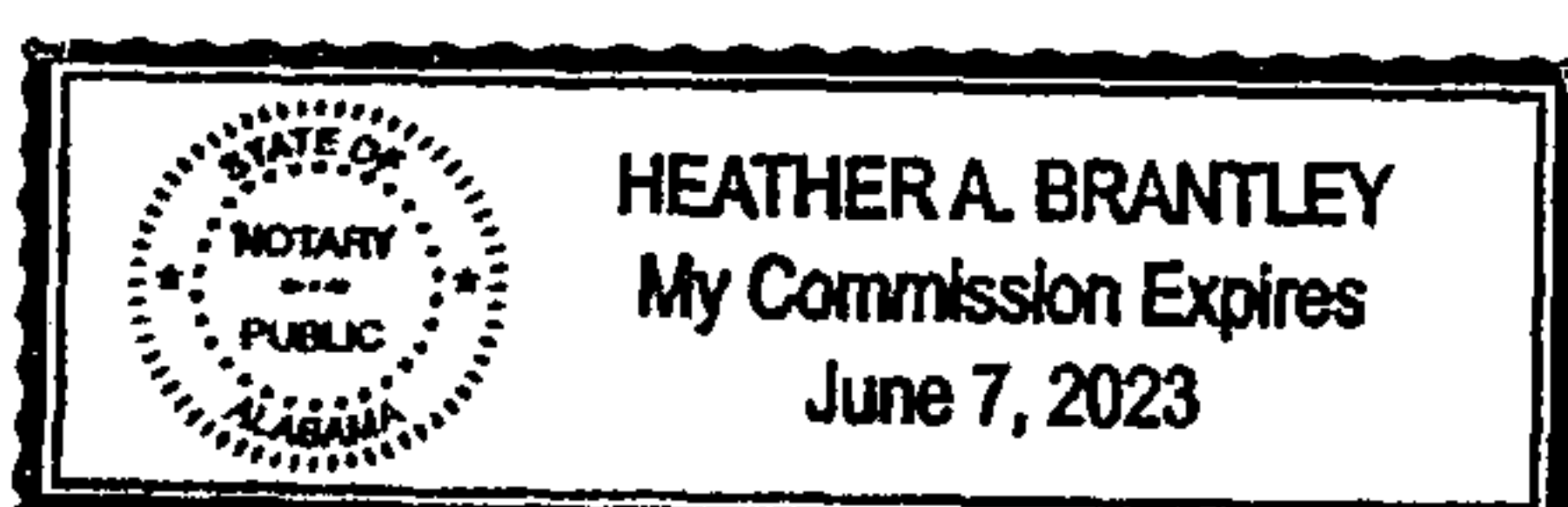
HEATHER RODRIGUEZ-PENA

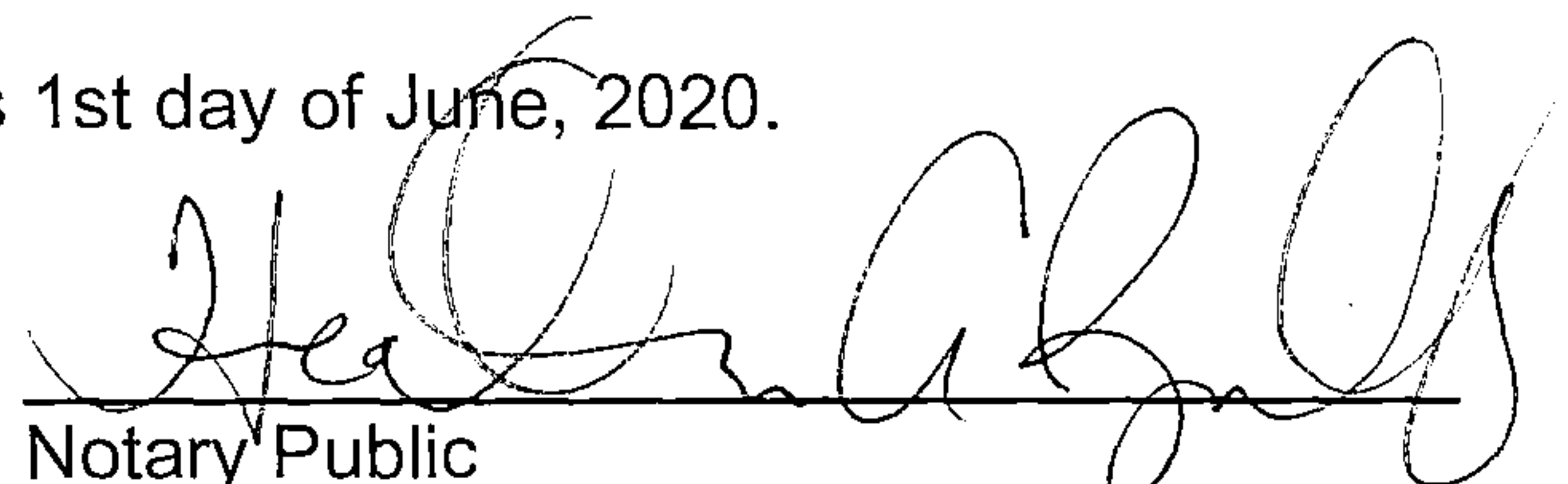
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBERTO RODRIGUEZ-PENA and HEATHER RODRIGUEZ-PENA**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, 2020.





Notary Public
My Commission Expires: _____

EXHIBIT "A"

From the accepted Northeast corner of the Northeast 1/4 of Northwest 1/4 of Section 14, Township 19 South. Range 2 East, run thence South along the East boundary of said Northeast 1/4 of Northwest 1/4 a distance of 392.52 feet; thence turn 89 degrees 39 minutes 30 seconds right and run 658.13 feet; thence turn 87 degrees 53 minutes left and run 105.0 feet; thence turn 87 degrees 53 minutes right and run 350.0 feet; thence turn 87 degrees 53 minutes left and run 287.0 feet to the point of beginning of herein described lot; thence continue along said course a distance of 105.0 feet; thence turn 89 degrees 04 minutes 54 seconds right and run 419.76 feet; thence turn 90 degrees 55 minutes 06 seconds right and run 105.0 feet; thence turn 89 degrees 04 minutes 54 seconds right and run 419.76 feet to the point of beginning of herein described lot. According to Survey of Sam W. Hickey, RLS #4848, dated December 12. 1994.

PARCEL NUMBER: 07-6-14-2-001-007.001

Real Estate Sales Validation Form

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

Grantor's Name	ROBERTO RODRIGUEZ-PENA	Grantee's Name	MIKEL O'NEAL SALTER
Mailing Address	HEATHER RODRIGUEZ-PENA 405 5th Ave SW Childersburg, AL 35044	Mailing Address	100 East Highland St Vincent, AL 35178
Property Address	100 East Highland Street Vincent, AL 35178	Date of Sale	June 1, 2020
		Total Purchase Price \$	179,900.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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 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	_____	Print	B. CHRISTOPHER BATTLES
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
06/17/2020 12:48:32 PM
\$29.00 CHERRY
20200617000247340

Allen S. Bayl