

This Instrument was Prepared by:

Send Tax Notice To: Jael C. Guerrero
Juan Antonio Anguiano

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

45 Green Park S.
Pelham, AL 35124

File No.: MV-20-26370

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty One Thousand Dollars and No Cents (\$21,000.00)**, 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, **Nancy Joiner, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jael C. Guerrero and Juan Antonio Anguiano**, (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 all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

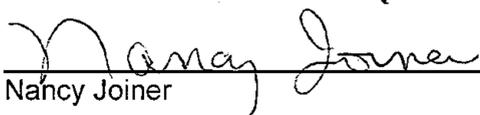
Property constitutes no part of the homestead of the Grantor herein or her spouse.

\$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 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 forever, together with every contingent remainder and right of reversion.

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 26th day of June, 2020.


Nancy Joiner

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 Nancy Joiner, 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 26th day of June, 2020


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

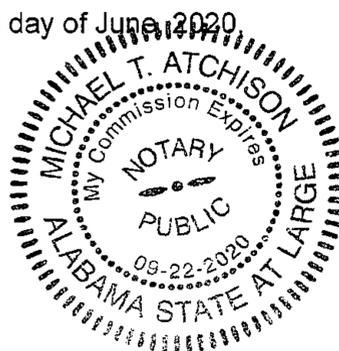


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and run North 85 degrees 45 minutes East along the North boundary of said Southeast Quarter of Northeast Quarter 286 feet to the intersection with the East boundary of the right of way of the Columbiana-Chelsea Highway; run thence South 25 degrees 30 minutes East along said boundary of said highway 400 feet for point of beginning of the lot hereby conveyed; run thence North 63 degrees 15 minutes East 237.6 feet to Bees Wax Creek; run thence down said creek with its meanders South 87 degrees 45 minutes 66 feet; South 16 degrees 15 minutes East 176.7 feet; South 28 degrees 15 minutes West 64.3 feet; South 28 degrees 30 minutes East 78 feet; run thence South 63 degrees 15 minutes West 217.2 feet to the East boundary of the right of way of the Columbiana-Chelsea Highway; run thence North 24 degrees 15 minutes West along said highway 320.5 feet to point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Nancy Joiner	Grantee's Name	Jael C. Guerrero
Mailing Address	<u>2975 Joigestown Rd. Col. Al. 35051</u>	Mailing Address	<u>45 Cream Park S Pelham AL 35124</u>
Property Address	<u>400 Chelsea Rd. Columbiana, AL 35051</u>	Date of Sale	<u>June 26, 2020</u>
		Total Purchase Price	<u>\$21,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 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 <u>June 26, 2020</u>	Print <u>Nancy Joiner</u>
<u>Unattested</u>	Sign <u><i>Nancy Joiner</i></u>
(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
 06/26/2020 03:43:25 PM
 \$49.00 CHERRY
 20200626000263960

Allen S. Bayl