

Parcel I.D. #:

Send Tax Notice To: Manuel Castillo
1405 Stadium Drive
Alabaster, AL 35007

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Twenty-Thousand Dollars and 00/100 (\$ 22,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Glenda Leigh Roberson, a single woman** and **Rhiann E. Pacheco, a single woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Rosa Maria Alaniz-Azmitia**, and **Manuel Jimenez-Castillo**, hereinafter known as the GRANTEE;

Begin at the intersection of the east line of Mill Street and the south line of the NE 1/4 of the NW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, and the south right-of-way line of South Avenue; Thence east along the south line of said 1/4-1/4 Section for 61.56 feet; Thence 92 degrees 00 min. left and run northerly for 164.40 feet; Thence 97 degrees 10 min. right and run Southeasterly for 168.60 feet; Thence 81 degrees 05 min. left and run northeasterly for 190.11 feet to the southeast corner of Lot 29, Siluria Mills; Thence 106 degrees 36 min. left and run west along the south line of said Lot 29 for 154.54 feet to the southwest corner of said Lot 29 and the northeast corner of Lot 10; Thence 90 degrees 00 min. left and run southerly along the east line of said Lot 10 for 75.00 feet; Thence 90 degrees 00 min. right and run westerly along the south line of said Lot 10 for 130.00 feet to the east right-of-way line of Mill Street; Thence 90 degrees 00 min. left and run southerly along said east right-of-way line for 245.77 feet to the Point of Beginning; LESS & EXCEPT the northern 75 feet of said property being bordered on the western boundary by Lot 10, Siluria Mills, and on the northern boundary by Lot 29, Siluria Mills.

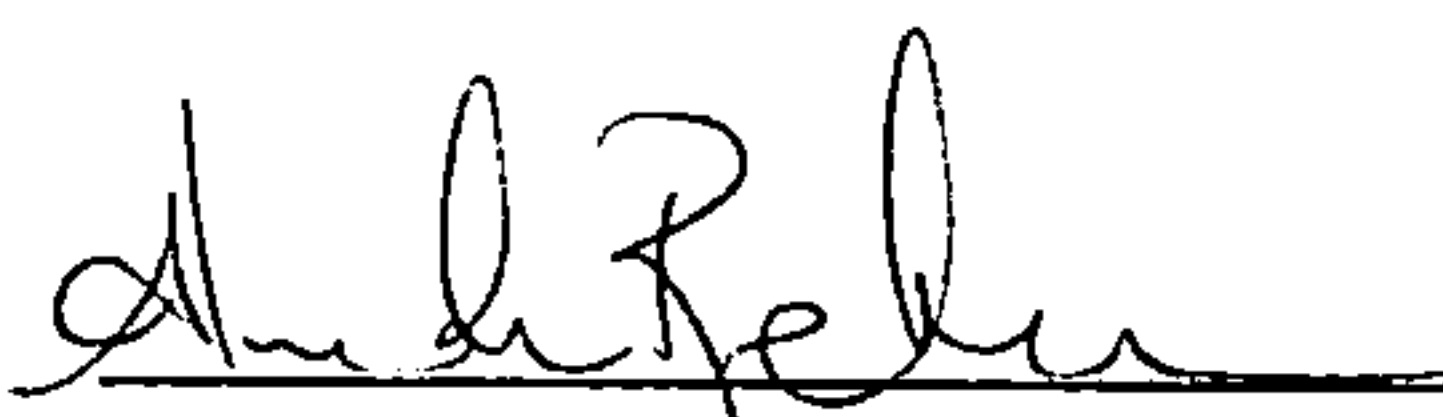
Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1995-08107, in the Probate Judge's Office of Shelby County, Alabama.

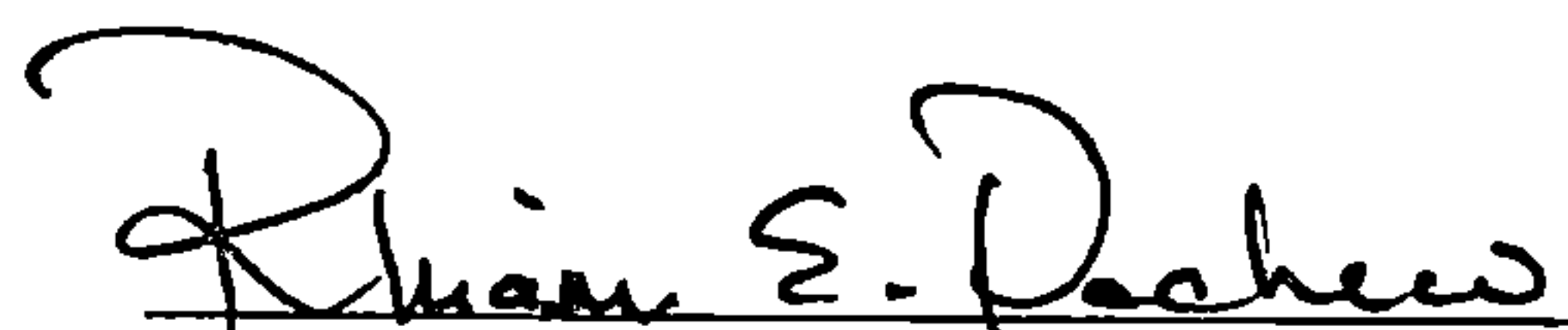
TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 26 Day of June, 2020.

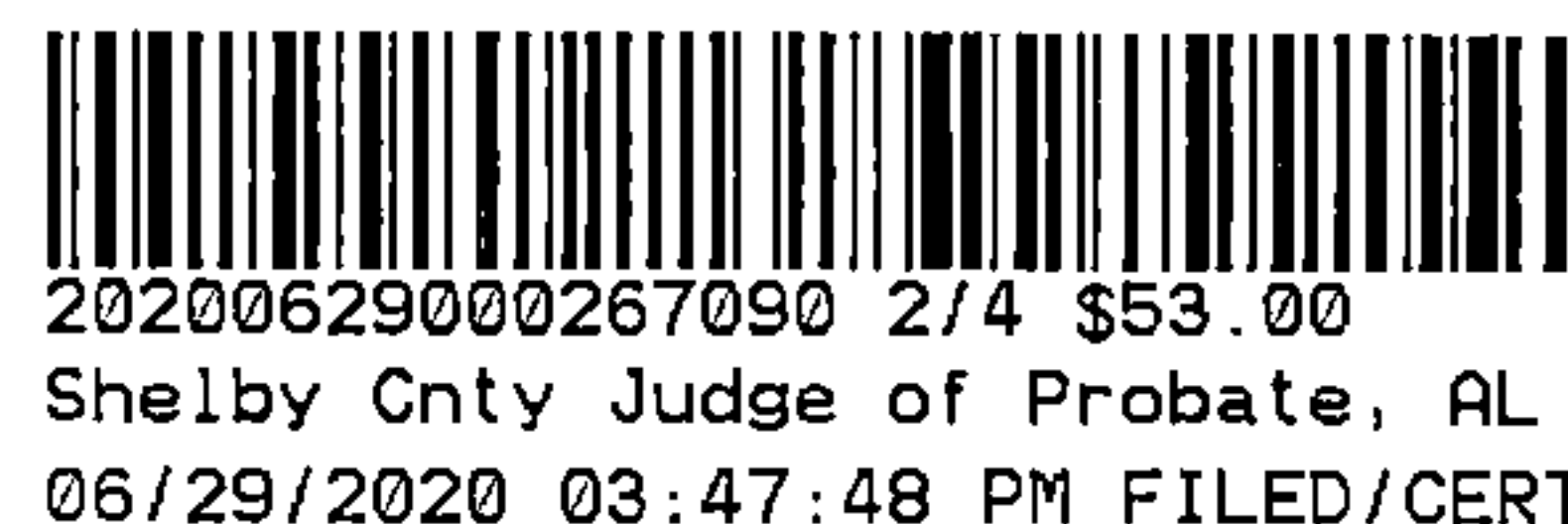


Glenda L. Roberson
Grantor



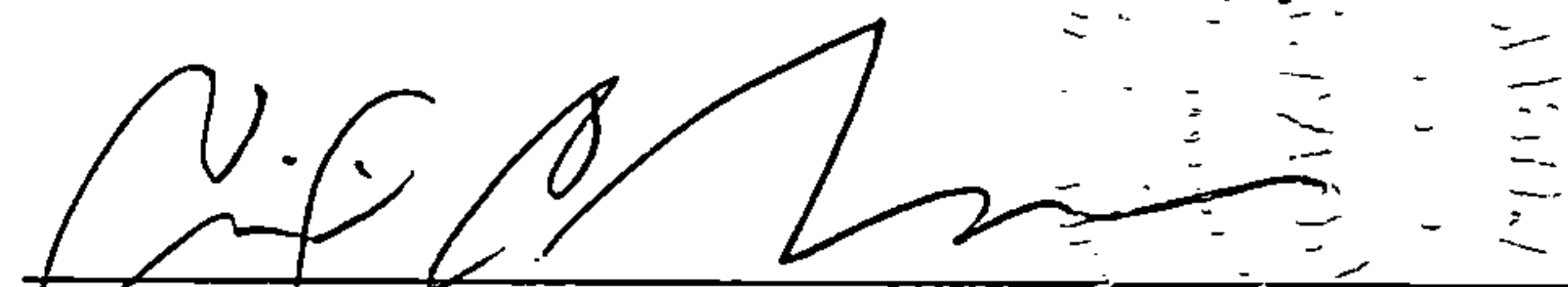
Rhian E. Pacheco
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



I, the undersigned, a Notary Public in and for said State, do hereby certify that *Glenda L. Roberson* whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 26 Day of June, 2020.

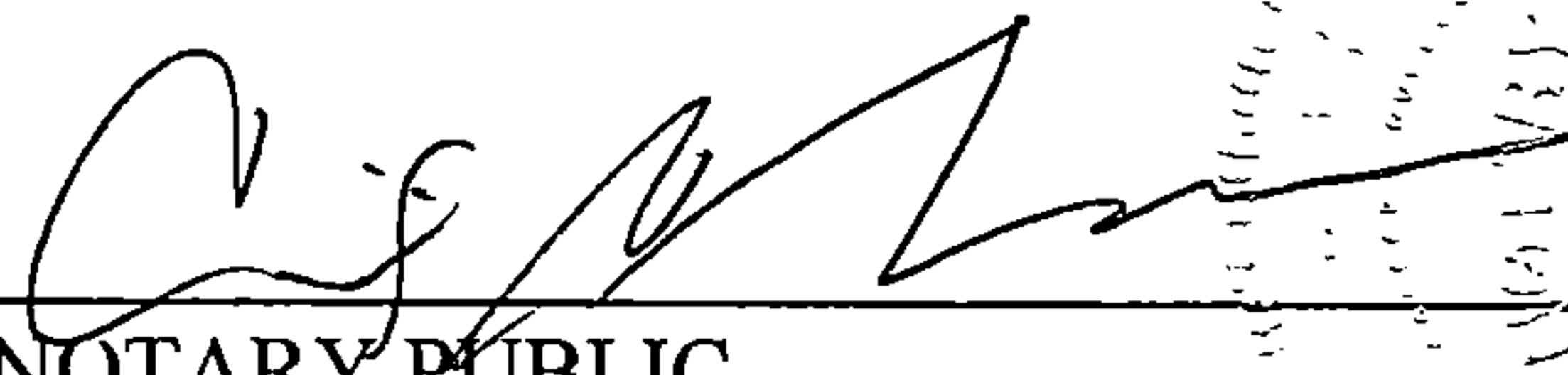


NOTARY PUBLIC
My Commission Expires: 28 February, 2024

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Rhiann E. Pacheco* whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 26 Day of June, 2020.


NOTARY PUBLIC
My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


20200629000267090 3/4 \$53.00
Shelby Cnty Judge of Probate, AL
06/29/2020 03:47:48 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Elvinda Roberson
Mailing Address P.O. Box 122
Wilsonville, AL 35186

Grantee's Name Rosa Alaniz
Mailing Address 1405 Stadium Dr.
Alabaster, AL 35007

Property Address 1408 8th St SW
Alabaster, AL 35007

Date of Sale 6/26/2020
Total Purchase Price \$ 22,000.00

Shelby County, AL 06/29/2020
State of Alabama
Deed Tax: \$22.00

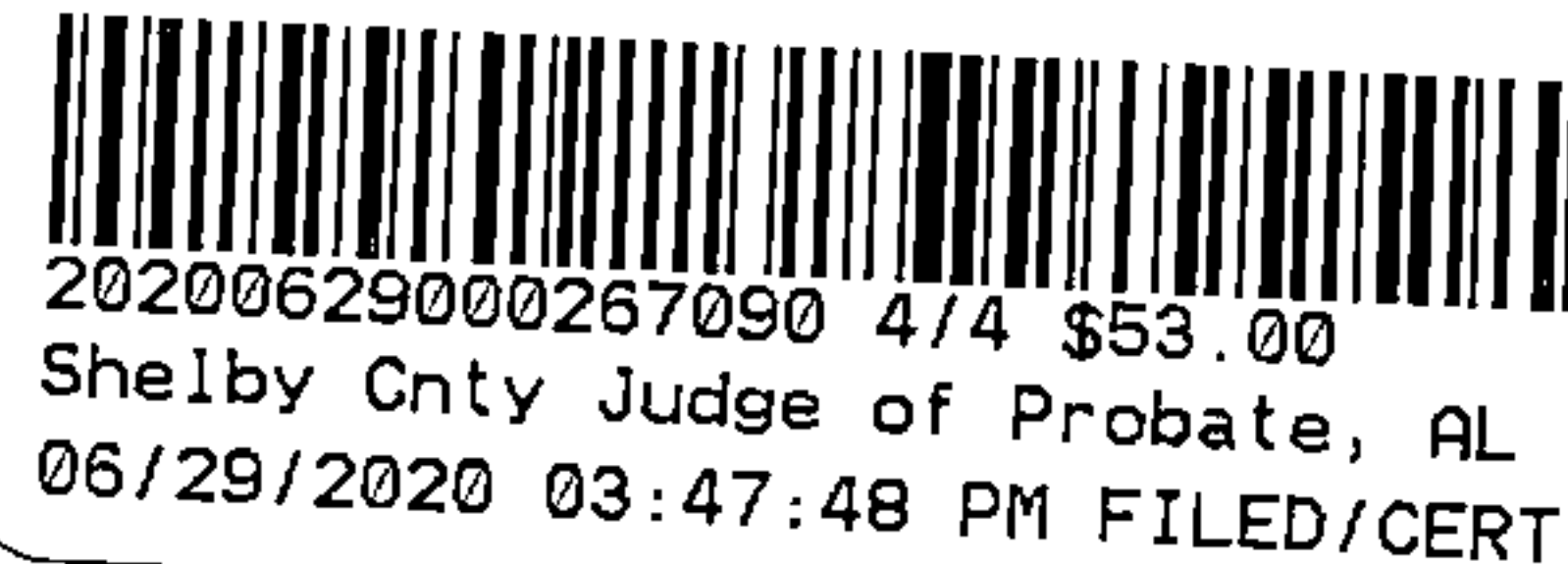
or
Actual Value \$

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 6/26/20
Unattested

Print Elvinda Roberson
Sign Elvinda Roberson
(Grantor/Grantee/Owner/Agent) circle one

(verified by)