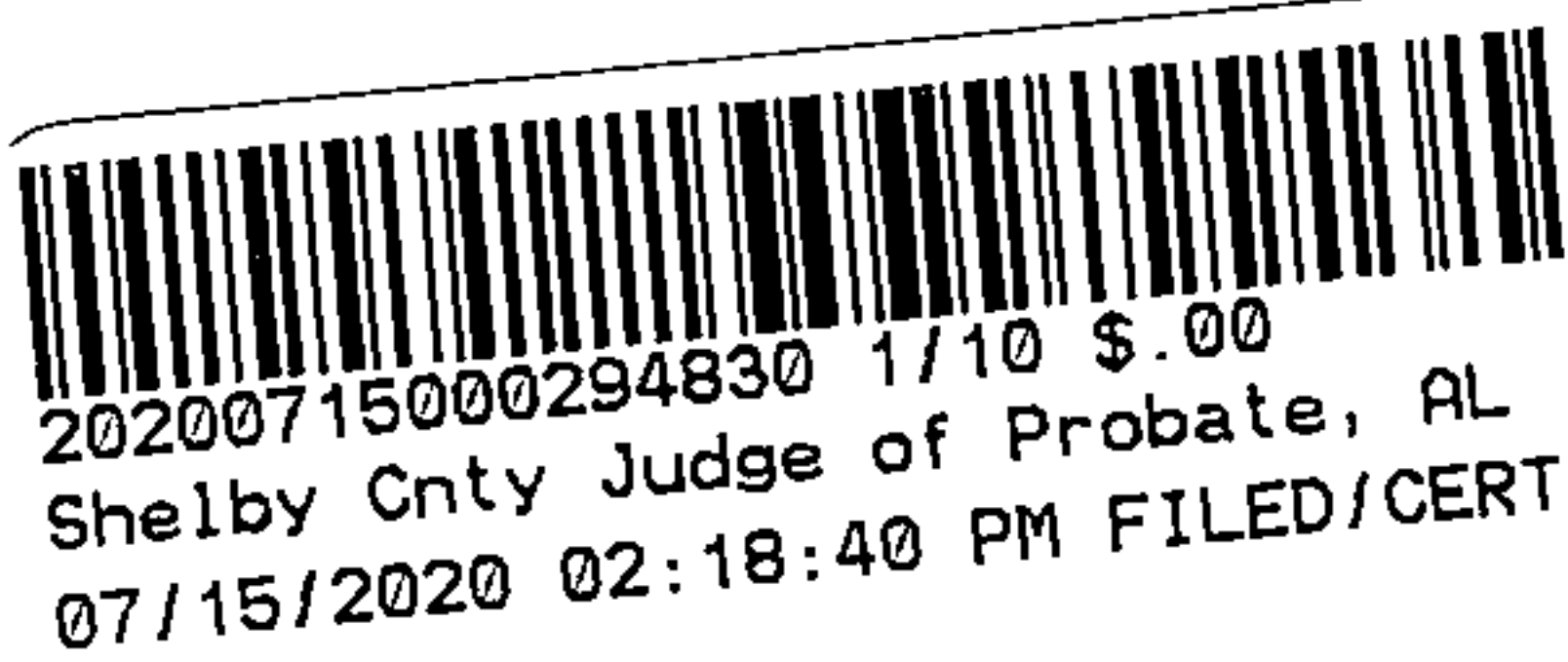


THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:



WHEN RECORDED RETURN TO:
ANGEL Ariel RIVERA
194 Flagstone Ln
Calera, Alabama, 35040

WARRANTY DEED

THE GRANTOR(S),

- Esmeralda Rosibel Portillo Chavez, a single person,

for and in consideration of: \$10,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Angel Ariel Rivera, 194 Flagstone Ln, Calera, Shelby County, Alabama, 35040,
the following described real estate, situated in Montevallo, in the County of Shelby, State of Alabama:

Legal Description:

The property proposed to be sold is located at 95 Battle Dr, Montevallo, Alabama and is legally described as A part of the NW 1/4 of the SE 1/4 of section 2, Township 24 North, Range 12 East, Being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of section 2, Township 24 North, Range 12 East; thence run south along the East line of said 1/4-1/4 Section a Distance Of 385.38 Feet to the point of beginning; thence continue along last described course a distance of 144 feet; thence turn right 94 deg. 40 min. 30 sec. and run West a distance of 300 feet, more or less, to a

roadway easement; thence turn right 87 deg. 05 min. and run North a Distance of 144 feet; thence turn right and run East to the point of beginning. Said property containing one (1) acre, more or less, and being the same property conveyed to GRANTOR by deed recorded in Real Book 340, Page 133, in the Probate Office of Shelby County, Alabama.

The Real Estate is subject to public highways, covenants, restrictions and zoning, if any.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 20141003000310280

Deed Drafted By: ANGEL RIVERA
194 Flagstone Ln
Calera, Alabama, 35040

Grantor Signatures:

DATED: 07-15-2020



Esmeralda Rosibel Portillo Chavez
95 Battle DR
Montevallo, Alabama, 35115

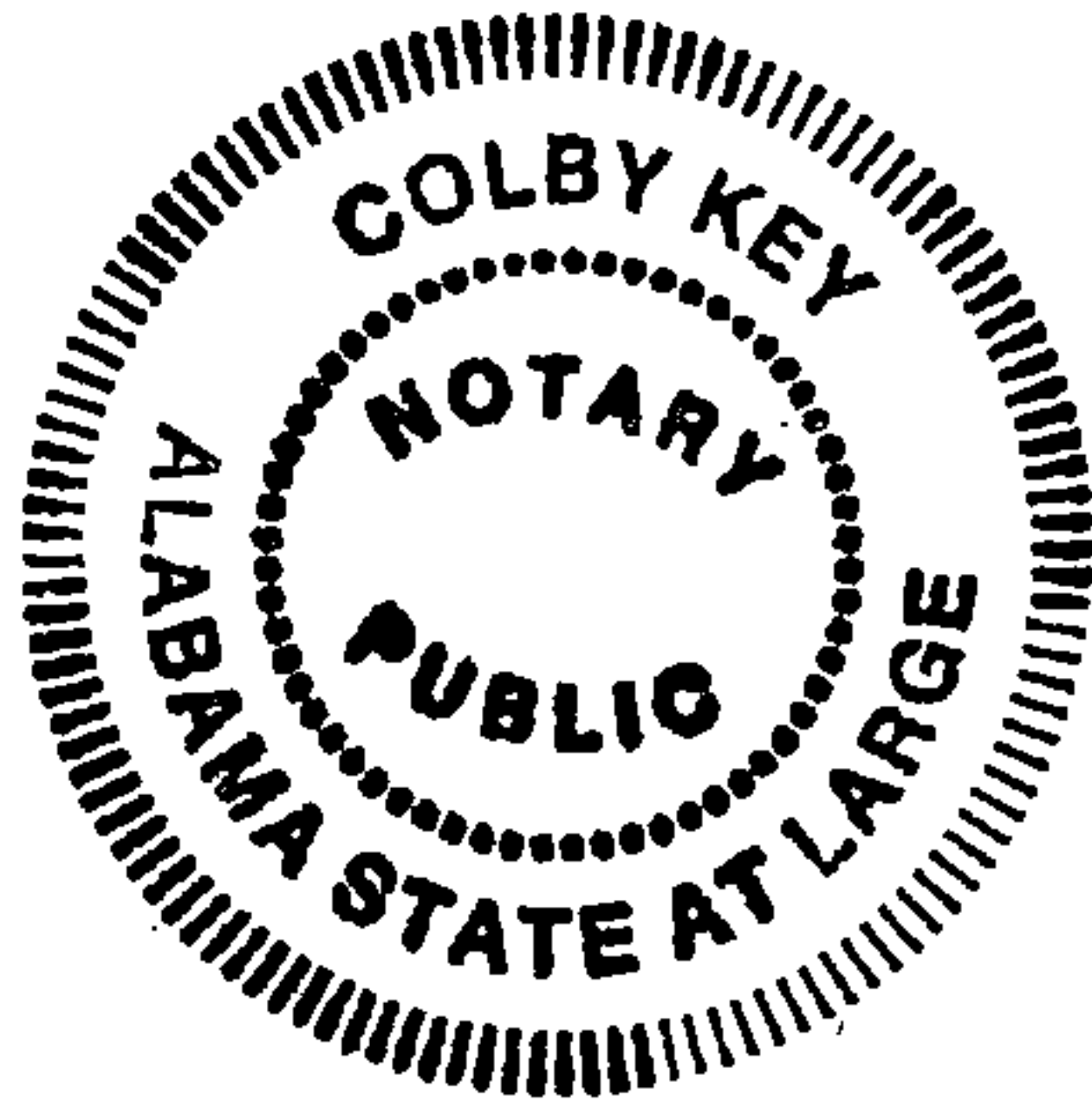


20200715000294830 2/10 \$.00
Shelby Cnty Judge of Probate, AL
07/15/2020 02:18:40 PM FILED/CERT

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 15th day of July, 2020, before me,
Colby Key, personally appeared Esmeralda Rosibel Portillo
Chavez, known to me (or satisfactorily proven) to be the persons whose names are subscribed to
the within instrument and acknowledged that they executed the same as for the purposes therein
contained.

In witness whereof I hereunto set my hand and
official seal.



[Signature]
Notary Public
Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 7/13/21



20200715000294830 3/10 \$.00
Shelby Cnty Judge of Probate, AL
07/15/2020 02:18:40 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 Esmeralda Rosibel Portillo Chavez
Mailing Address 95 Battle Dr
Montevallo, AL 35115

Grantee's Name Angel Rivera
Mailing Address 194 Flagstone Ln
Calera, AL 35040

Property Address 95 Battle Dr
Montevallo, AL 35115

Date of Sale 07/15/2020
Total Purchase Price \$10,000

or
Actual Value \$

or
Assessor's Market Value \$



20200715000294830 4/10 \$.00
Shelby Cnty Judge of Probate, AL
07/15/2020 02:18:40 PM FILED/CERT

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).

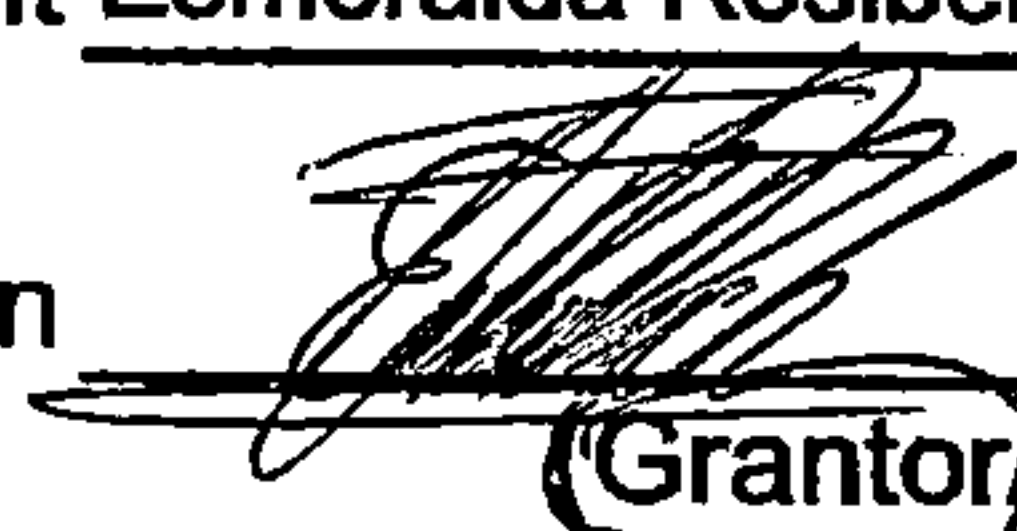
Date 07/15/2020

Print Esmeralda Rosibel Portillo Chavez

☐ Unattested

Sign

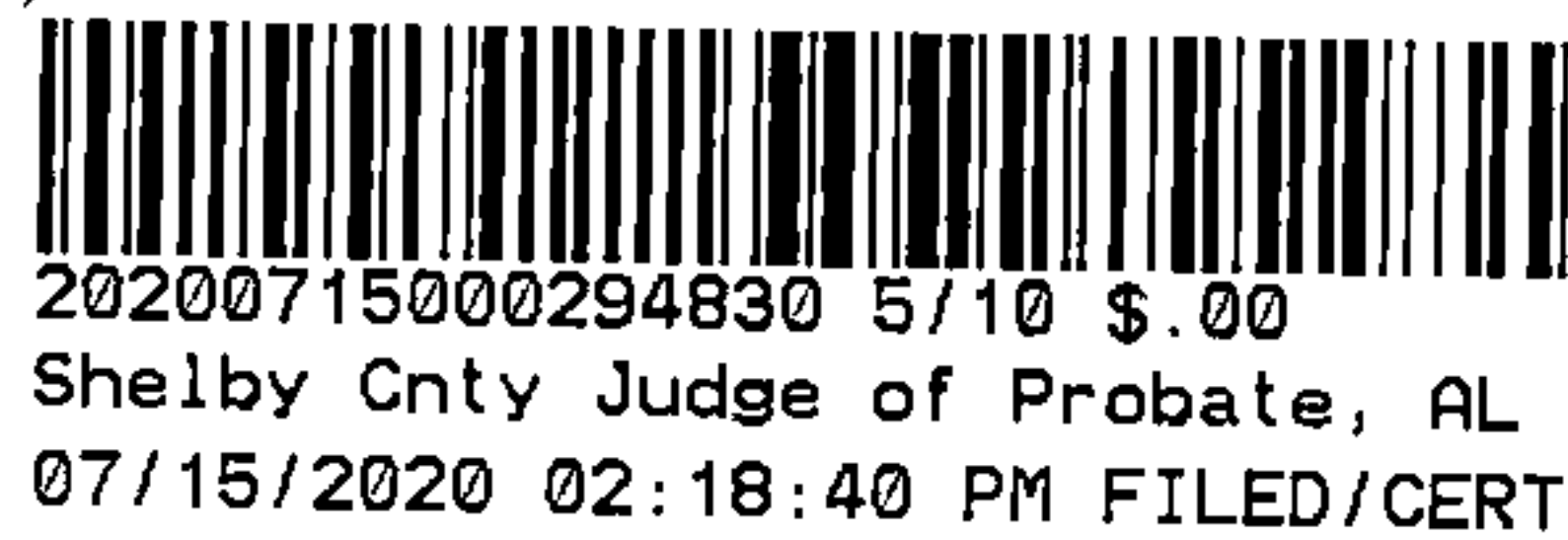
(verified by)


(Grantor/Grantee/Owner/Agent) circle one

Angel Rivera
194 Flagstone Ln
Calera, Alabama 35040

July 14, 2020

Esmeralda Rosibel Portillo Chavez
95 Battle Dr
Montevallo, Alabama 35115



Dear Seller:

The purpose of this letter is to set forth some of the basic terms and conditions of the proposed purchase by the undersigned (the "Buyer") of certain real estate owned by you (the "Seller"). The terms set forth in this Letter will not become binding until a more detailed "Purchase Agreement" is negotiated and signed by the parties, as contemplated below by the section of this Letter entitled "Non-Binding."

1. DESCRIPTION OF PROPERTY. The property proposed to be sold is located at 95 Battle Dr, Montevallo, Alabama and is legally described as A part of the NW 1/4 of the SE 1/4 of section 2, Township 24 North, Range 12 East, Being more particularly described as follows:

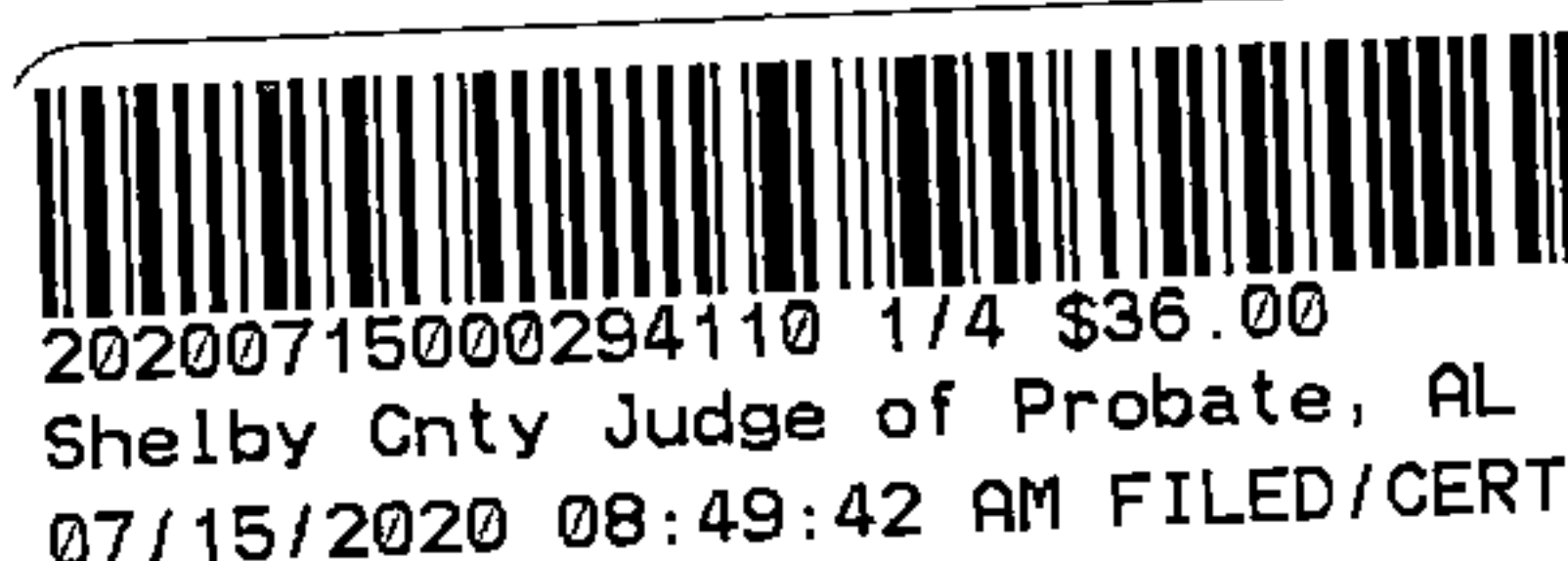
Commence at the NE corner of the NW 1/4 of the SE 1/4 of section 2, Township 24 North, Range 12 East; thence run south along the East line of said 1/4-1/4 Section a Distance Of 385.38 Feet to the point of beginning; thence continue along last described course a distance of 144 feet; thence turn right 94 deg. 40 min. 30 sec. and run West a distance of 300 feet, more or less, to a roadway easement; thence turn right 87 deg. 05 min. and run North a Distance of 144 feet; thence turn right and run East to the point of beginning. Said property containing one (1) acre, more or less, and being the same property conveyed to GRANTOR by deed recorded in Real Book 340, Page 133, in the Probate Office of Shelby County, Alabama.

The Real Estate is subject to public highways, covenants, restrictions and zoning, if any.

2. PRICE. The proposed purchase price is \$10,000.00, of which \$5,000.00 would be deposited with Seller, or Seller's agent, upon acceptance of a binding Purchase Agreement. Buyer would pay the balance to Seller at closing.

3. POSSESSION. Possession would be given on July 06, 2020, or sooner by mutual agreement. Settlement would be made at the closing, immediately prior to possession.

4. INSPECTION. After the final acceptance of a binding Purchase Agreement, Buyer may have the Real Estate inspected by a person of Buyer's choice to determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards,



and inspections for other conditions that are customary to the locality and/or that are required by law.

5. SELLER'S WARRANTIES. Seller warrants that the title of the proposed property to be sold is and shall be good. Good title consists of Seller's actual possession of the property, Seller's right of possession of the property, and Seller's right of property. Buyer is responsible for performing any title search or other due diligence investigation of title as may be appropriate, and may withdraw from a binding Purchase Agreement if it is discovered that Seller does not have good title. Seller shall deliver title to the property to Buyer in the form of a Warranty Deed.

6. STANDARD PROVISIONS. The Purchase Agreement will include the standard provisions that are customary to the locality and/or that are required by law.

7. NON-BINDING. This Letter of Intent does not, and is not intended to, contractually bind the parties, and is only an expression of the basic conditions to be incorporated into a binding Purchasing Agreement. This Letter of Intent does not address all of the essential terms of any potential Purchase Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Purchase Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Purchase Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind; neither party has taken or will take any action in reliance on this non-binding Letter of Intent, whether a contract claim, a claim for reliance or estoppel (such as a claim for out-of-pocket expenses incurred by a party), or a claim for breach of any obligation to negotiate in good faith.

8. CONFIDENTIALITY. Buyer and Seller agree to make good faith efforts to hold any pricing terms, negotiations, and any other confidential information in confidence and will not disclose this information to any person or entity without prior written consent from either party.

If you would like to discuss a sale of the Real Estate with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned at your earliest convenience.

Sincerely,

BUYER:



20200715000294830 6/10 \$.00
Shelby Cnty Judge of Probate, AL
07/15/2020 02:18:40 PM FILED/CERT

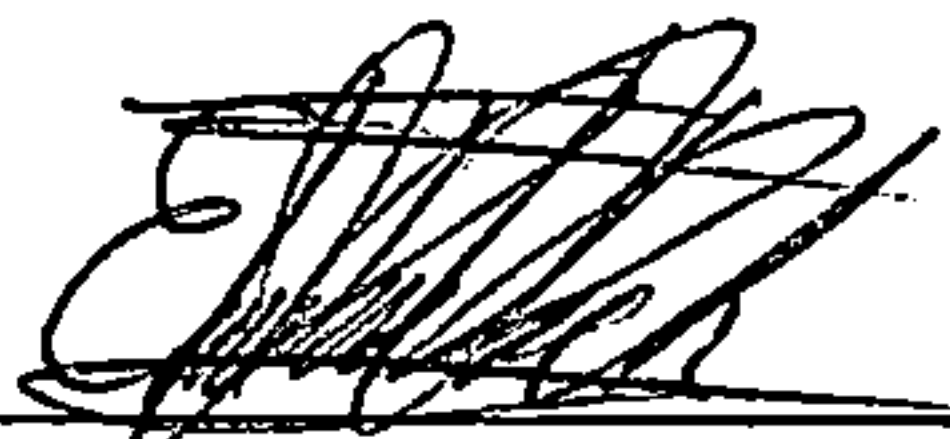
Angel R. Rivera
Angel Rivera

DATE: 07/15/2020



20200715000294110 2/4 \$36.00
Shelby Cnty Judge of Probate, AL
07/15/2020 08:49:42 AM FILED/CERT

SELLER:


Esmeralda Rosibel Portillo Chavez

DATE: 07-15-2020

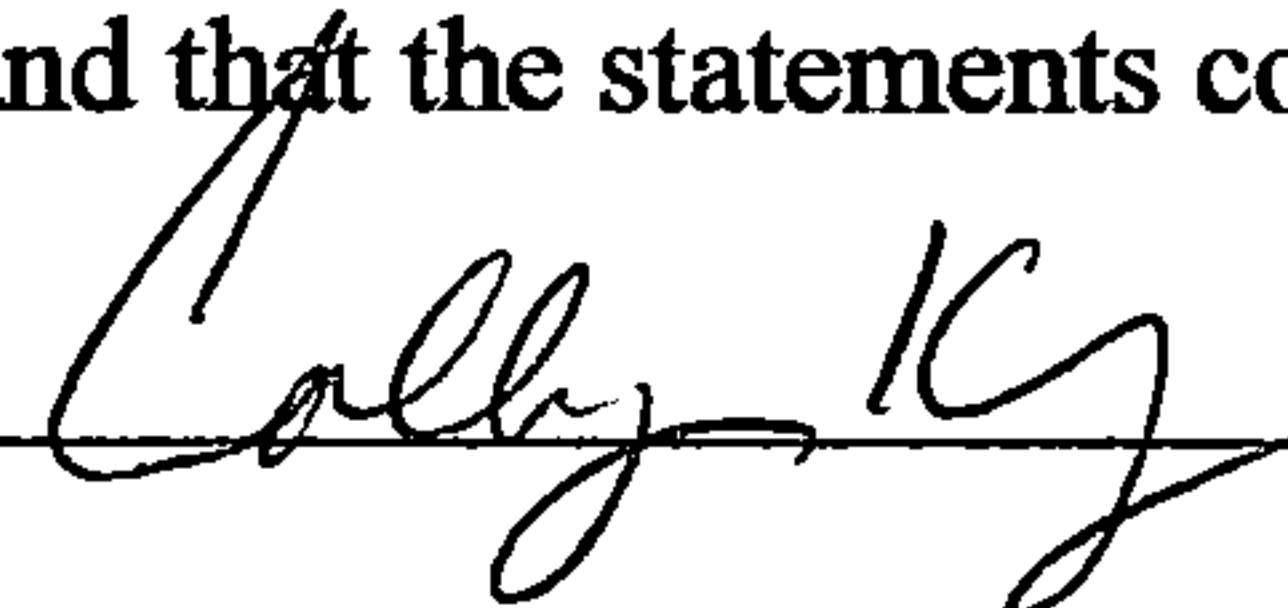
The above Letter reflects our mutual understanding and sets forth the basis for proceeding to negotiate a Purchase Agreement as outlined above.

NOTARY FORM

STATE OF Alabama)

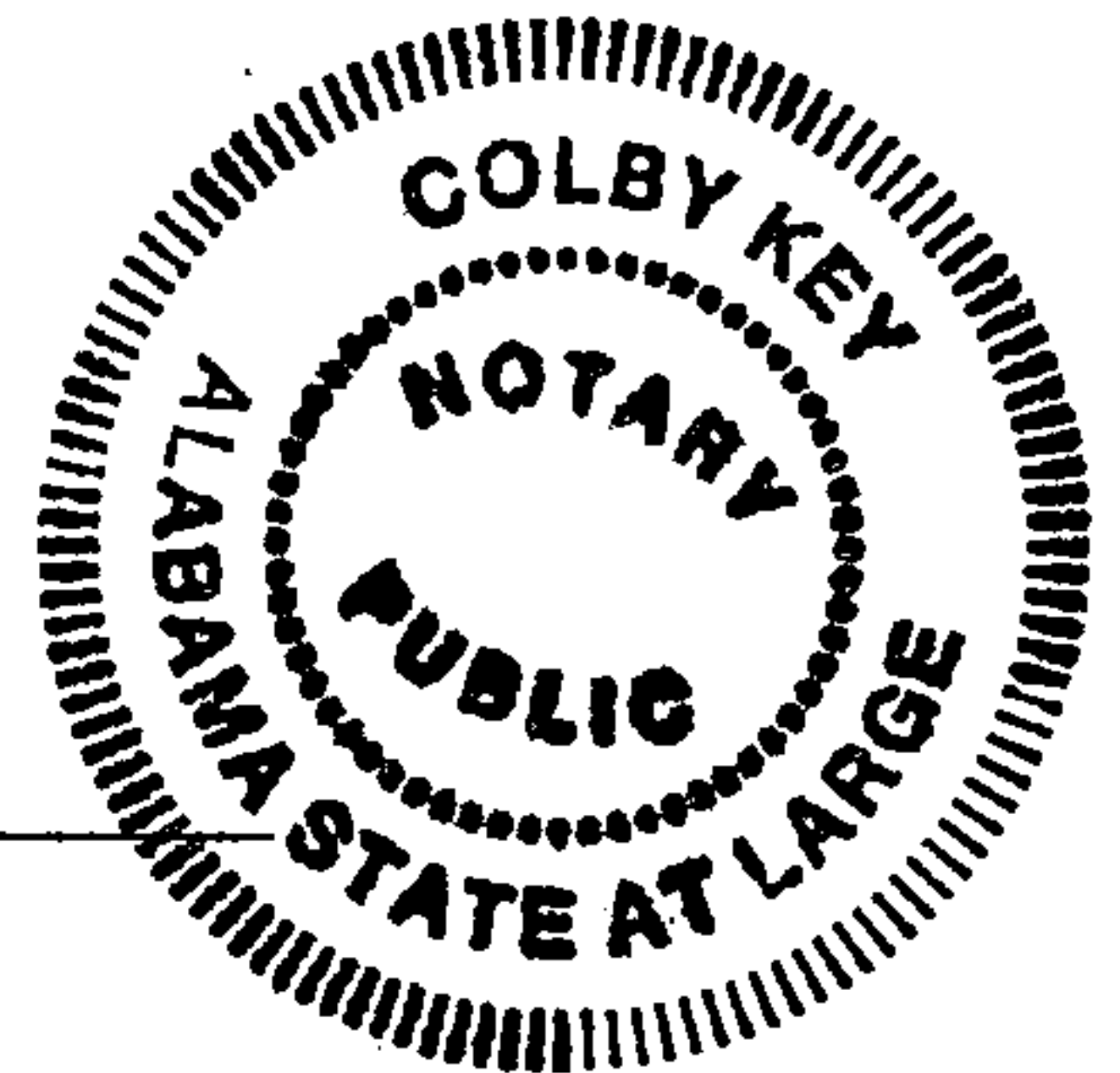
COUNTY OF Shelby)

I, Colby Key, a Notary Public, do hereby certify that on this 15th day of July, 2020, personally appeared before me _____, known to me to be the person whose name is subscribed to the foregoing instrument, and swore and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, and that the statements contained therein are true and correct.


Notary Public, State of Alabama

Name, Typed or Printed: Colby Key

My Commission Expires: 7/13/21



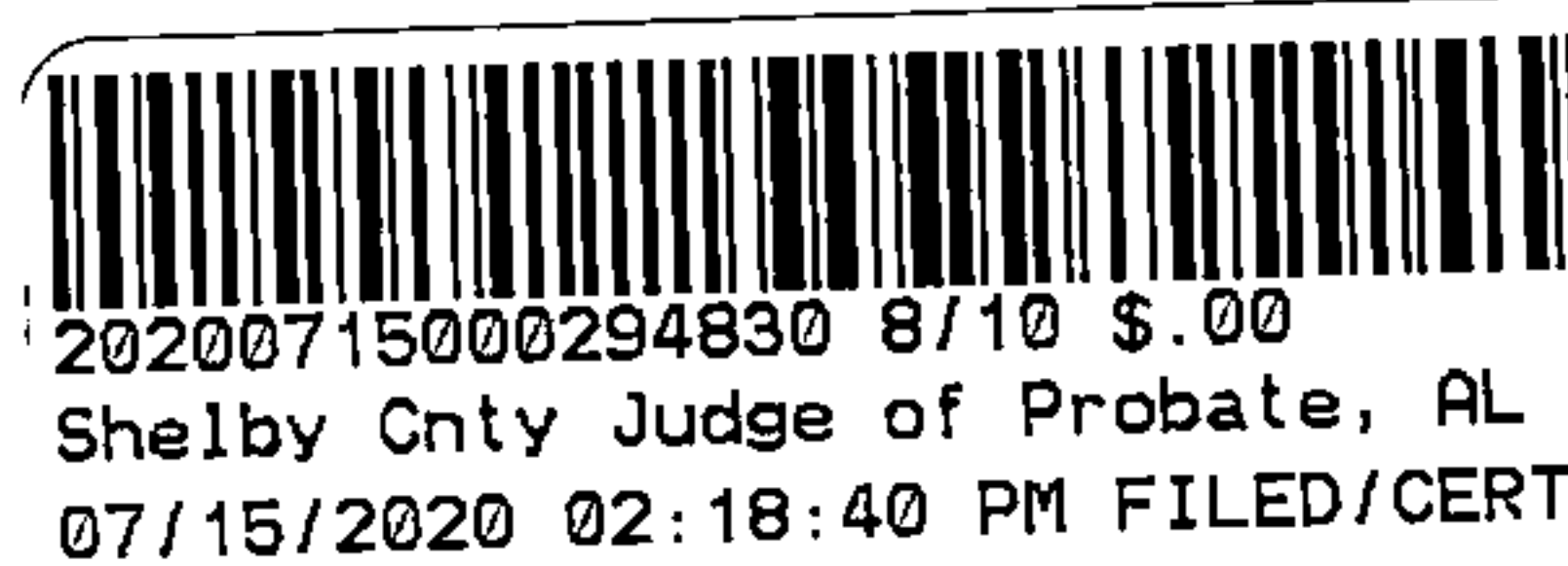

20200715000294110 3/4 \$36.00
Shelby Cnty Judge of Probate, AL
07/15/2020 08:49:42 AM FILED/CERT


20200715000294830 7/10 \$.00
Shelby Cnty Judge of Probate, AL
07/15/2020 02:18:40 PM FILED/CERT

Angel Rivera
194 Flagstone Ln
Calera, Alabama 35040

July 14, 2020

Esmeralda Rosibel Portillo Chavez
95 Battle Dr
Montevallo, Alabama 35115



Dear Seller:

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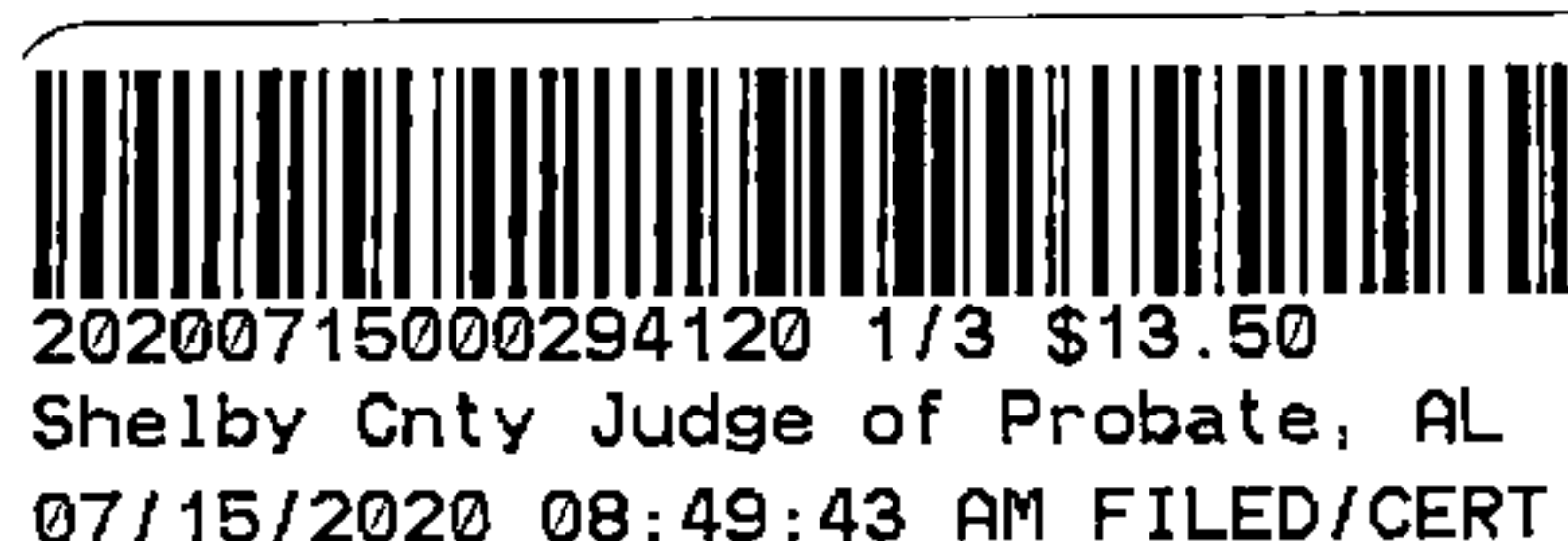
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Sincerely,

BUYER:

Angel A. Rivera
Angel Rivera

DATE: 07/15/2020

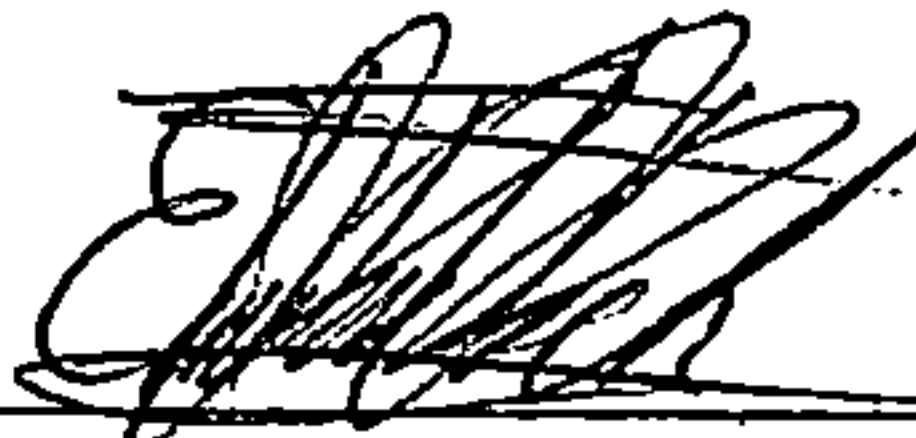


20200715000294120 2/3 \$13.50
Shelby Cnty Judge of Probate, AL
07/15/2020 08:49:43 AM FILED/CERT



20200715000294830 9/10 \$.00
Shelby Cnty Judge of Probate, AL
07/15/2020 02:18:40 PM FILED/CERT

SELLER:



Esmeralda Rosibel Portillo Chavez

DATE: 07-15-2020

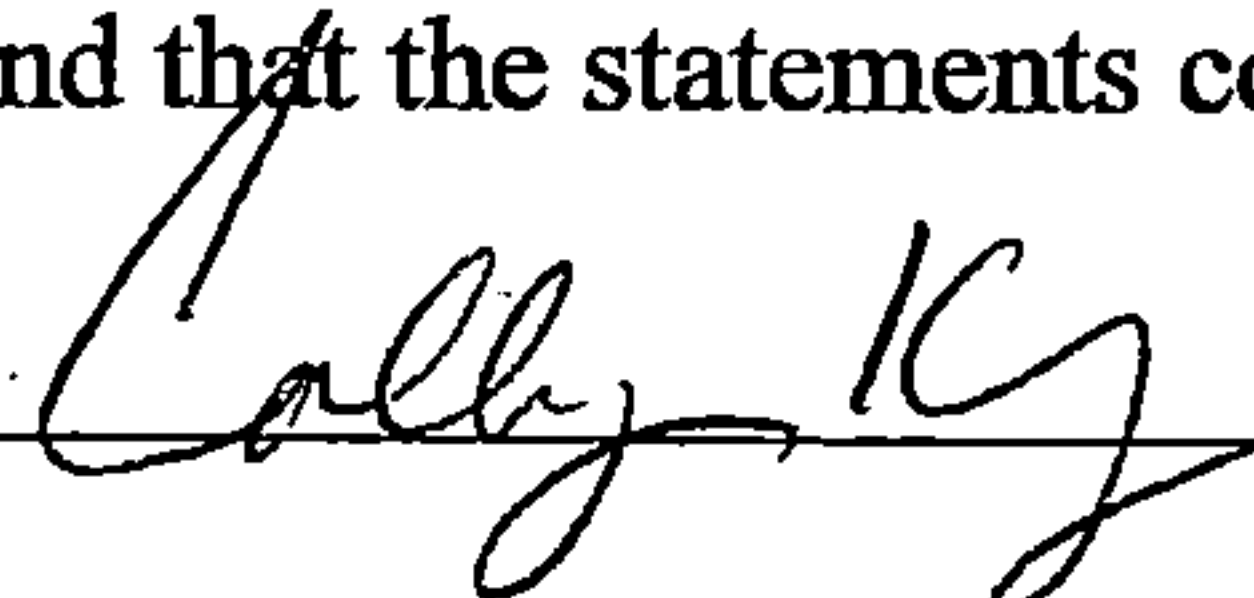
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NOTARY FORM

STATE OF Alabama)

COUNTY OF Shelby)

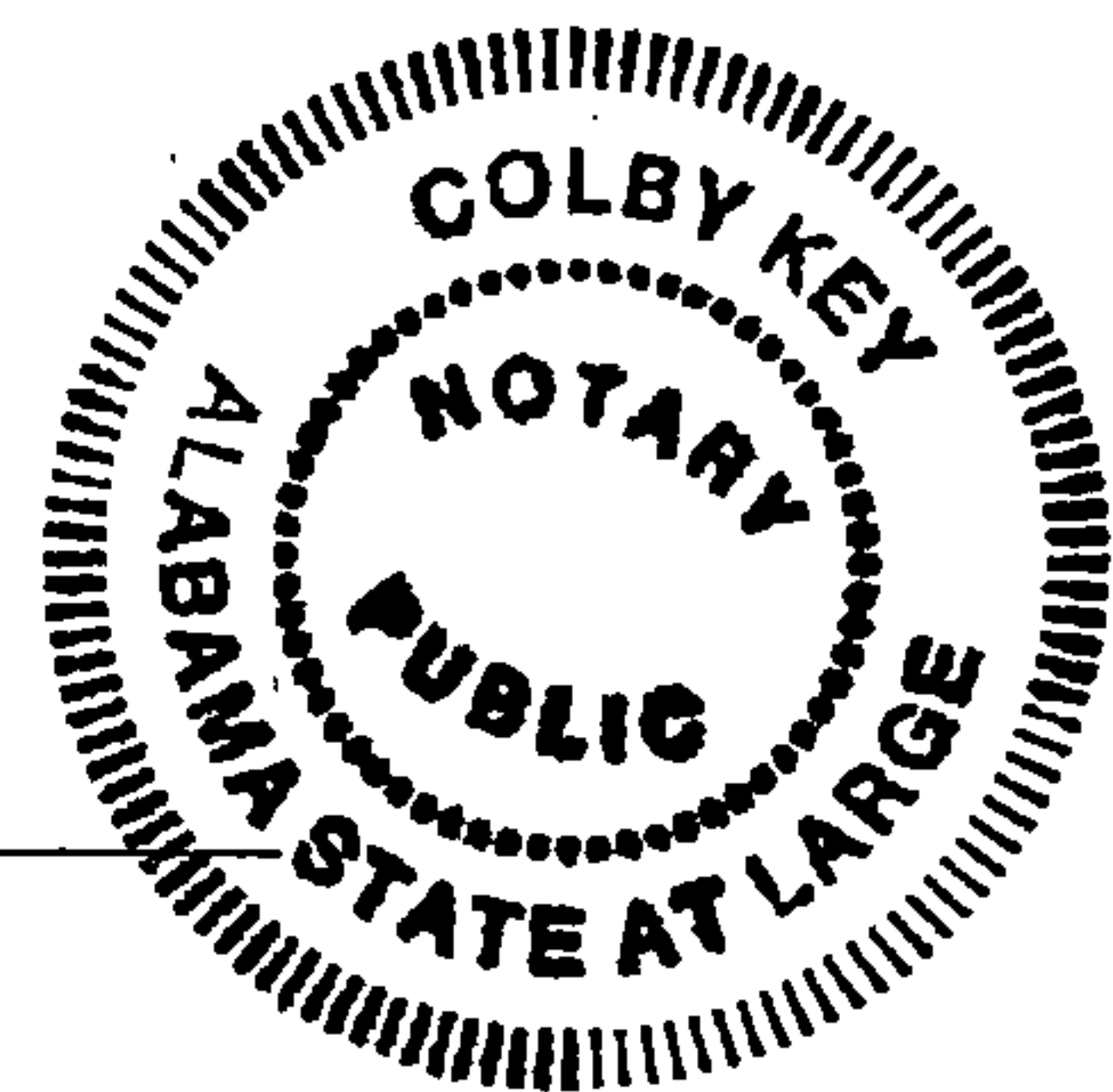
I, Colby Key, a Notary Public, do hereby certify that on this 15th day of July, 2020, personally appeared before me _____, known to me to be the person whose name is subscribed to the foregoing instrument, and swore and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, and that the statements contained therein are true and correct.



Notary Public, State of Alabama

Name, Typed or Printed: Colby Key

My Commission Expires: 7/13/21




20200715000294120 3/3 \$13.50
Shelby Cnty Judge of Probate, AL
07/15/2020 08:49:43 AM FILED/CERT


20200715000294830 10/10 \$.00
Shelby Cnty Judge of Probate, AL
07/15/2020 02:18:40 PM FILED/CERT