

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
725 West Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Armando Isuas Mendoza  
6408 Hwy 25  
Montevallo Al 35115

STATE OF ALABAMA )  
BIBB COUNTY )  
WARRANTY DEED

20200817000353640 1/4 \$122.00  
Shelby Cnty Judge of Probate, AL  
08/17/2020 09:46:20 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ninety Thousand and 00/100 Dollars (\$90,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wahnda Fay Clark, Rohnda Kay Garrett, and Deanna Darlene Goggins** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Armando Isuas Mendoza (a single man)**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**SEE EXHIBIT A**

**Note: This property does not constitute homestead property for Grantors.**

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

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 30 day of July, 2020 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Wahnda Fay Clark (L.S.)  
Wahnda Fay Clark

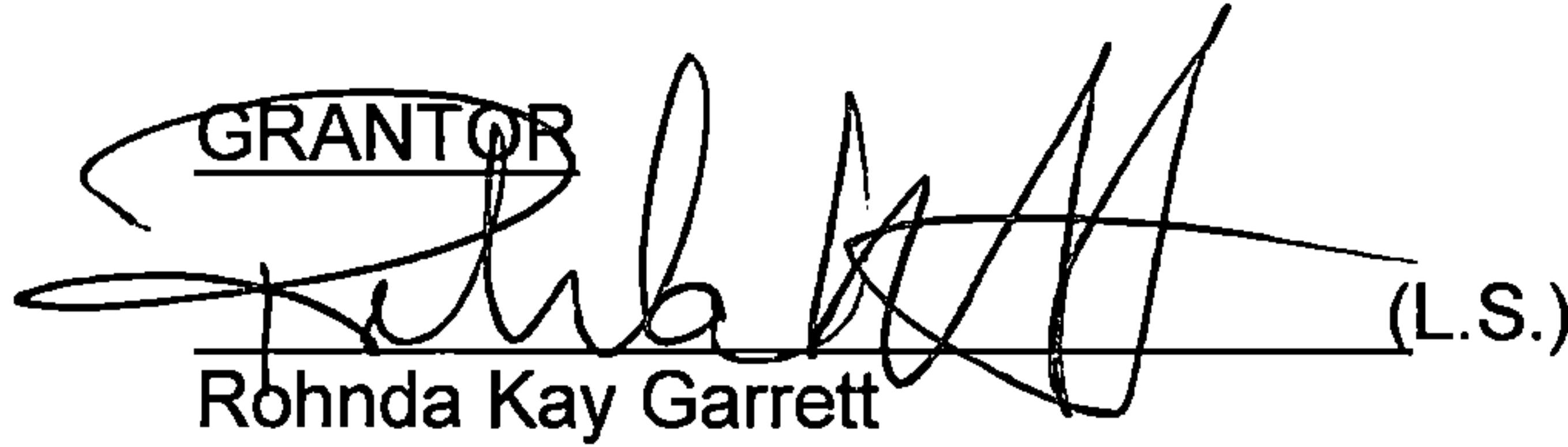
STATE OF ALABAMA )  
BIBB COUNTY )  
ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Wahnda Fay Clark, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of July, 2020.

Shelby County, AL 08/17/2020  
State of Alabama  
Deed Tax: \$90.00

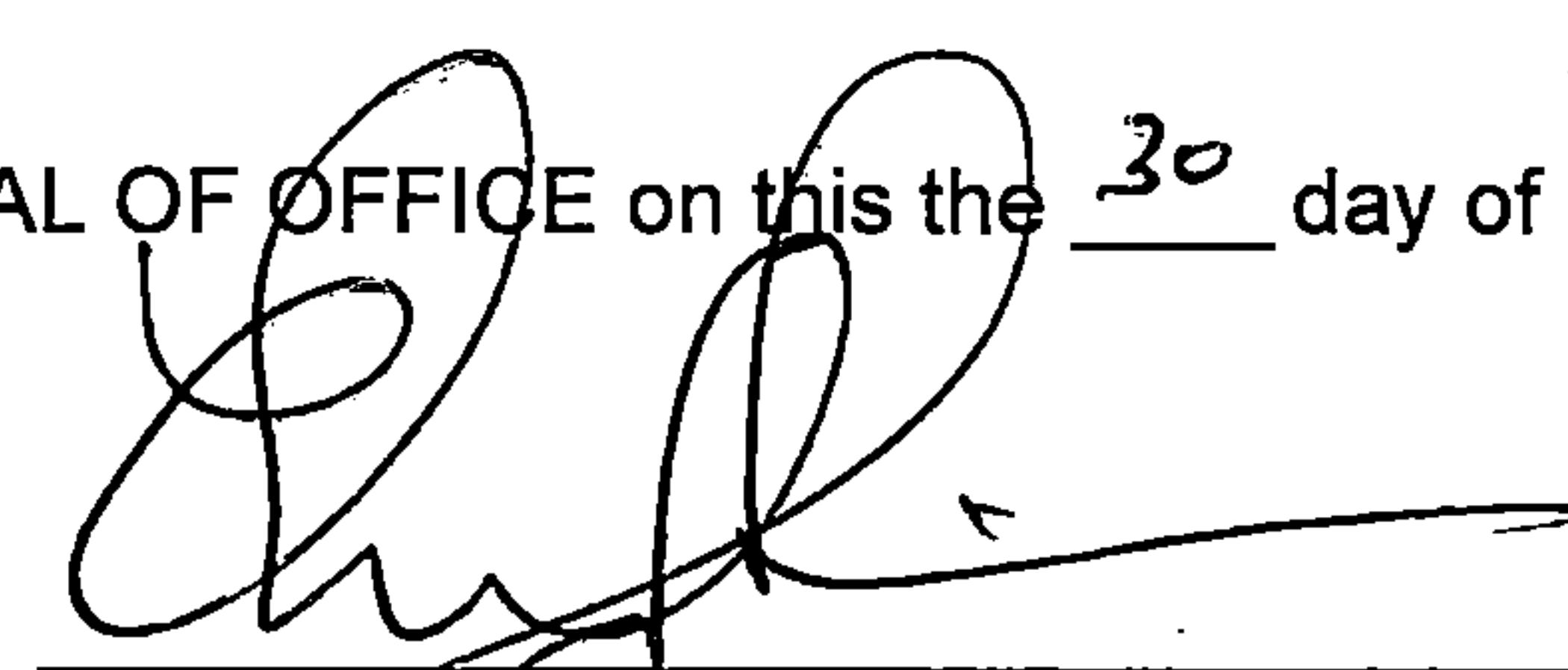
NOTARY PUBLIC  
My Commission Expires: 05/01/2024

GRANTOR  
  
(L.S.)  
Rohnda Kay Garrett

STATE OF ALABAMA )  
BIBB COUNTY )  
ACKNOWLEDGMENT

I, Chris Sutherland, a Notary Public for the State at Large, hereby certify that the above posted name, Rohnda Kay Garrett, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of  
July, 2020.

  
NOTARY PUBLIC  
My Commission Expires: 05/01/2024

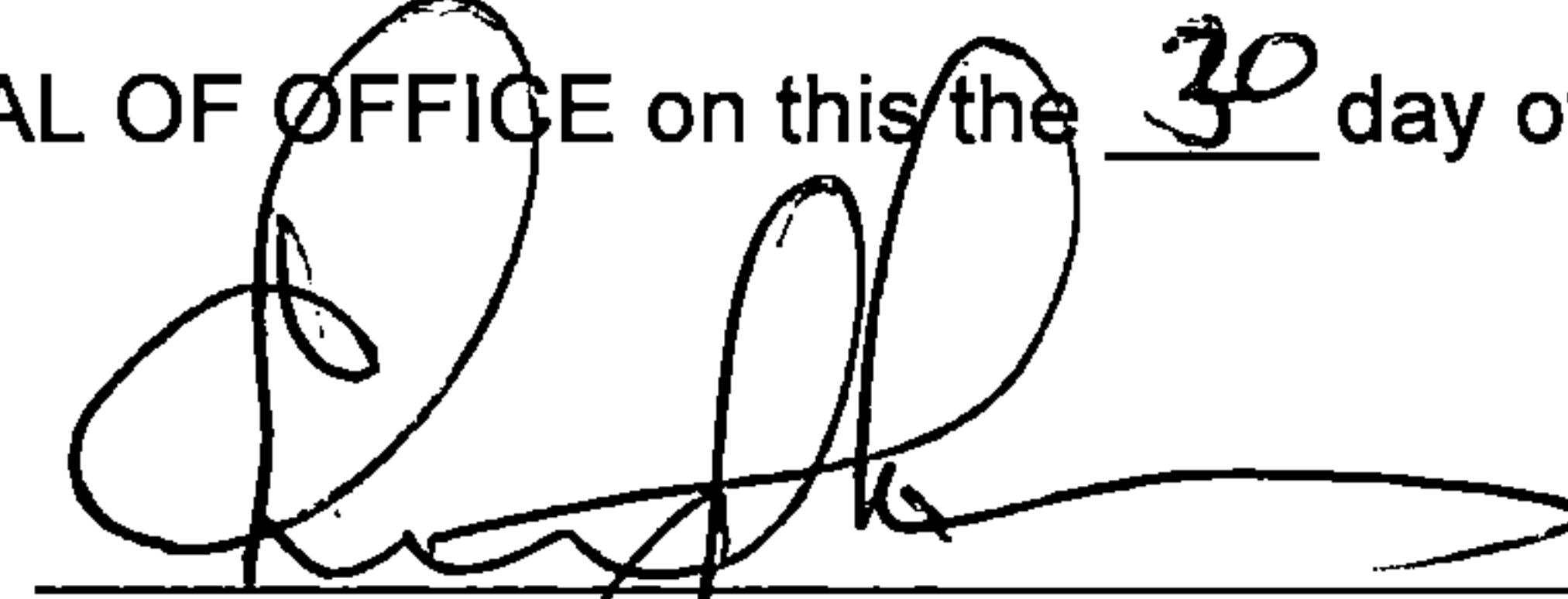
GRANTOR

  
(L.S.)  
Deanna Darlene Goggins

STATE OF ALABAMA )  
BIBB COUNTY )  
ACKNOWLEDGMENT

I, Chris Sutherland, a Notary Public for the State at Large, hereby certify that the above posted name, Deanna Darlene Goggins, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of  
July, 2020.

  
NOTARY PUBLIC

My Commission Expires: 05/01/2024

  
20200817000353640 2/4 \$122.00  
Shelby Cnty Judge of Probate, AL  
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# Exhibit A

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

File No.: S-20-26437

**1. Effective Date:** July 16, 2020 at 8:00 A.M.

**2. Policy or Policies to be issued:**

		<b>Amount of Insurance</b>
(a) ALTA Owner's Policy	2006 (Standard)	\$90,000.00

Proposed Insured:

Armando Isuas Mendoza

(b) ALTA Loan Policy	2006 (Standard)
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Proposed Insured:

Lender

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

**4. Title to the said estate or interest in said land is at the effective date hereof vested in:**

Wahnida Fay Clark, Rohnda Kay Garrett and Deanna Darlene Goggins

**5. The land referred to in this Commitment is described as follows:**

Begin at the Northeast corner of Section 1, Township 24 North, Range 12 East; thence southwesterly along the West line of said section 2218.0 feet to the South right of way of Highway 25; thence westerly along said South right of way 205.00 feet to the northwest corner of the Logan property; thence continue westerly along said South right of way 412.11 feet to the point of beginning; thence westerly along said South right of way 156.25 feet; thence left 89 degrees 40 minutes in a southerly direction along an old fence 311.11 feet; thence left 79 degrees 18 minutes in an easterly direction 94.50 feet; thence left 68 degrees 22 minutes in a northeasterly direction 137.90 feet; thence left 35 degrees 08 minutes in a northerly direction 213.30 feet to the point of beginning. Situated in Shelby County, Alabama.

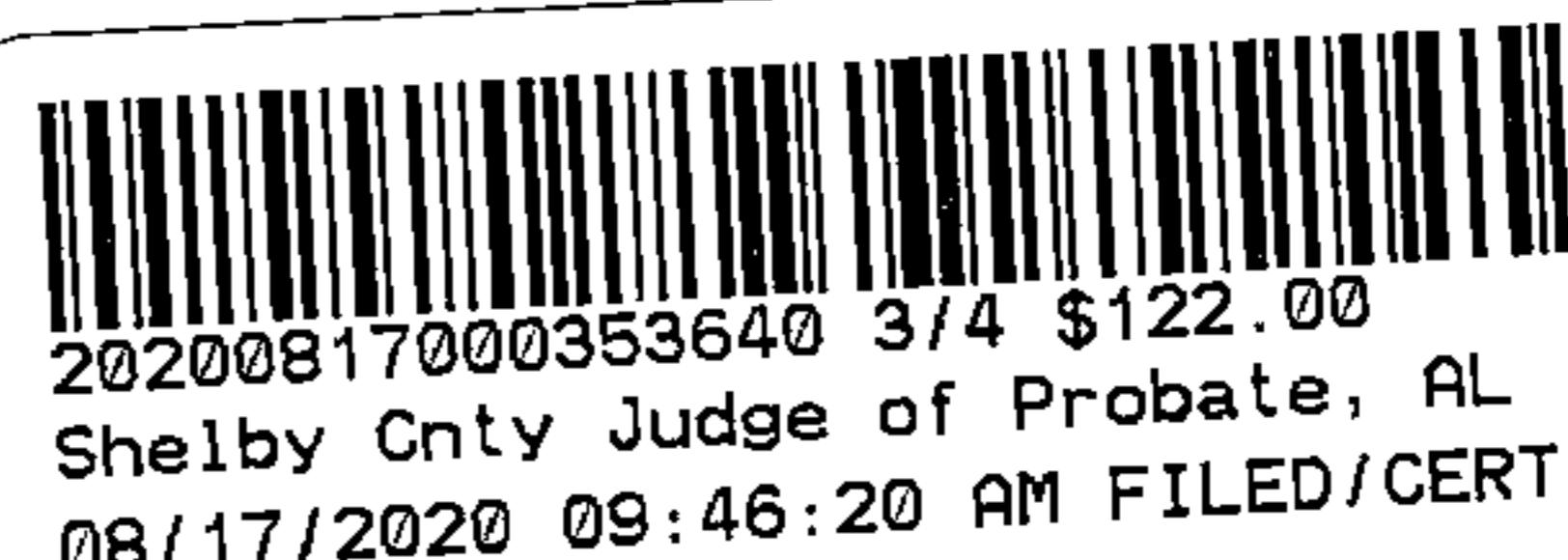
LESS AND EXCEPT property recorded in Real Book 306, Page 377, in the Probate Office of Shelby County, Alabama.

For information purposes only, the property address is purported to be:  
Calera, AL 35040

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File No. S-20-26437  
STG ALTA Commitment Sch A

Page 1 of 1 STEWART TITLE  
GUARANTY COMPANY



Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Wanda Fay Clark

Grantee's Name  
Mailing Address

Armando Tolas Mendra  
6408 Hwy 25  
Montevallo, AL 37355

Property Address

25 Bluelap  
Montevallo, AL 37355

Date of Sale

07/30/20

Total Purchase Price \$

90,000

or

Actual Value \$

\$

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

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 07/30/20

Print

Chris Smithers

Unattested.

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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