

SEND TAX NOTICE TO:
Ignacio Gonzalez-Carmona
1656 2nd Avenue
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000604

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Twenty Thousand and 00/100 Dollars (\$20,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Willie Delbridge, an unmarried woman**, whose address is: **2921 Markhams Grant Drive, Woodbridge, VA 22191-4270** (hereinafter "Grantor", whether one or more), by **Ignacio Gonzalez-Carmona**, whose address is: **1656 2nd Avenue, Calera, AL 35040** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **0 2nd Ave, Calera, AL 35040**, to-wit:

Parcel A: A parcel of land being part of Block 95 of Dunstan's Map of Calera as recorded in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at an iron pin found at the intersection of the South right of way line of 2nd Avenue and the West right of way line of 16th Street, said iron pin also being the NE corner of said Block 95; thence North 87 degrees 13 minutes 29 seconds West for a distance of 150.00 feet to a ½" rebar set and the Point of Beginning; thence South 15 degrees 54 minutes 5 seconds West a distance of 205.12 feet to a ½" rebar set; thence North 87 degrees 13 minutes 50 seconds West a distance of 114.35 feet to a ½" rebar set; thence North 00 degrees 4 minutes 10 seconds East a distance of 200.00 feet to the NW corner of said Block 95; thence South 87 degrees 13 minutes 29 seconds East along the southerly right of way line of 2nd Avenue a distance of 170.38 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$N/A executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Willie Delbridge, has set her signature and seal on this 18 day of September, 2020.

Willie Delbridge
Willie Delbridge

STATE OF Virginia
COUNTY OF Prince William

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Willie Delbridge, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

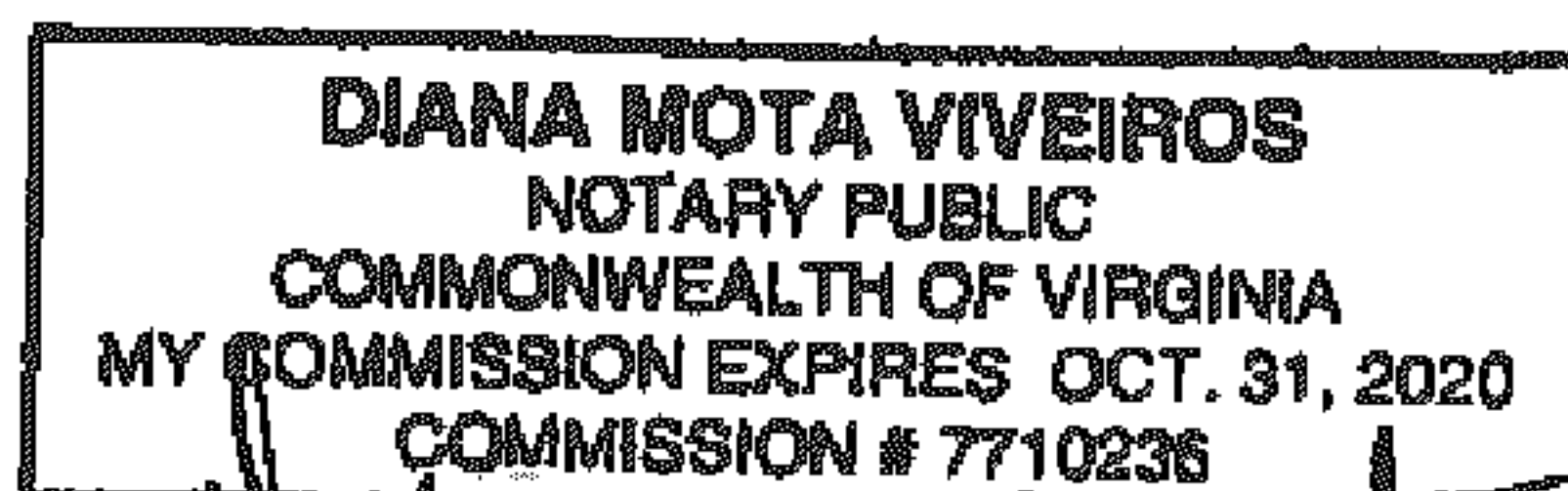
Given under my hand and official seal on this 18th day of September, 2020.

Diana Mota

Notary Public

Printed Name: Diana Mota Viveiros

My Commission Expires: 10/31/2020



Willie Raye Delbridge
DL: 5257544 DOB: 11/22/1954

Real Estate Sales Validation Form

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

Grantor's Name	Willie Dellbridge	Grantee's Name	Ignacio Gonzalez Carmona
Mailing Address	2921 Markhams Grant Drive Woodbridge VA 22191-4270	Mailing Address	1656 2nd Ave Calera AL 35040
Property Address	1656 2nd Ave Calera AL 35040	Date of Sale	9/18/2020
		Total Purchase Price	\$ 20,000
		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	☐ 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 9/23/2020 Print Skyler Murphy

☐ Unattested ☐ (verified by) Sign [Signature] (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
09/23/2020 04:06:59 PM
\$48.00 CHARITY
20200923000428050

Allen S. Bayl