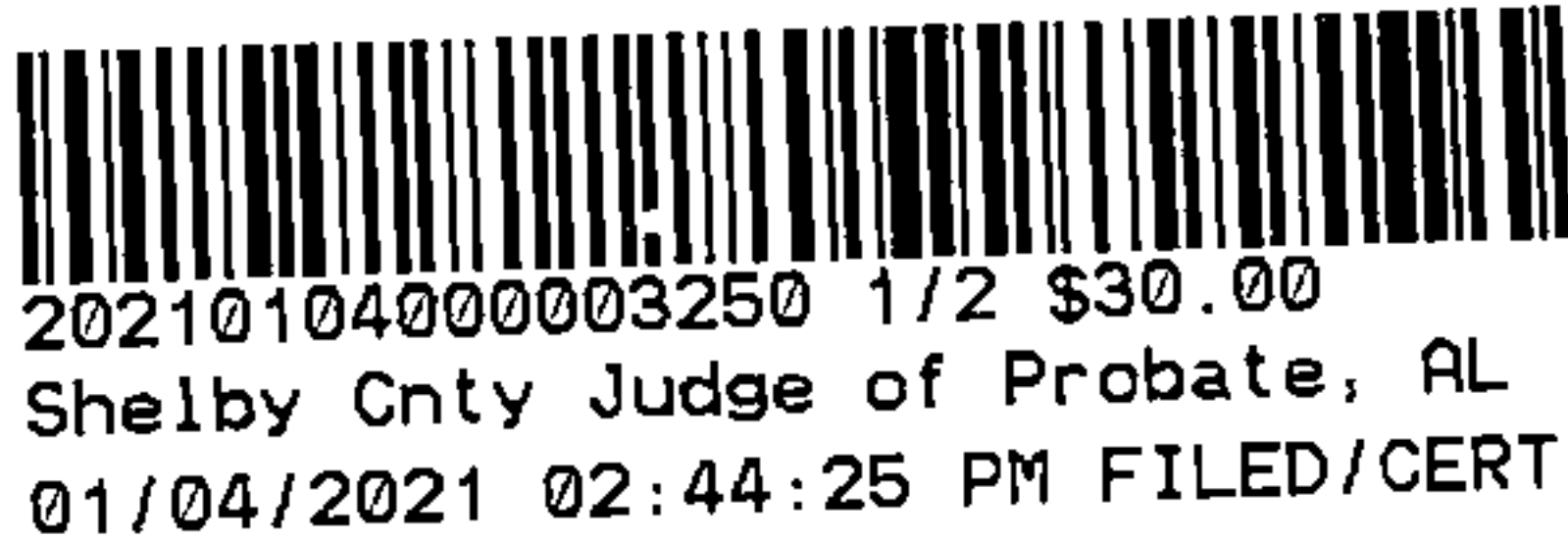


This instrument was prepared without benefit of title evidence. Description furnished by Grantor.

THIS INSTRUMENT WAS PREPARED BY:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:
Alvaro Joaquin Diaz

WARRANTY DEED
STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 DOLLARS, to the undersigned grantor, **Michael W. Mooney, a married man**, the receipt of which is hereby acknowledged, the said **Michael W. Mooney, a married man** does by these presents, grant, bargain, sell and convey unto the said **Alvaro Joaquin Diaz**, the following described real estate, situated in Shelby County, Alabama, to-wit:

TRACT B:
Commencing at the SE corner of the NE ¼ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, according to Deed Book 363, Page 246; thence proceed North 4 degrees 50 minutes 09 seconds West a distance of 2215.34 feet to a capped rebar set; thence North 88 degrees 23 minutes 57 seconds East a distance of 171.63 feet to a capped rebar set; thence North 01 degrees 41 minutes 05 seconds West a distance of 28.47 feet to a capped rebar set and the point of beginning; thence North 88 degrees 23 minutes 57 seconds East a distance of 168.53 feet to a capped rebar set; thence North 01 degree 13 minutes 28 seconds West a distance of 73.87 feet to a capped rebar set; thence South 88 degrees 22 minutes 52 seconds West a distance of 169.13 feet to a capped rebar set; thence South 01 degrees 41 minutes 05 seconds East a distance of 73.81 feet to a capped iron set, said point beginning of beginning. According to survey of Robert F. Weimorts, Jr., PLS #23008, dated December 19, 2006. Said parcel also being a part of Block 16, according to Russell Hetz Resurvey of the Town of Calera, Alabama.

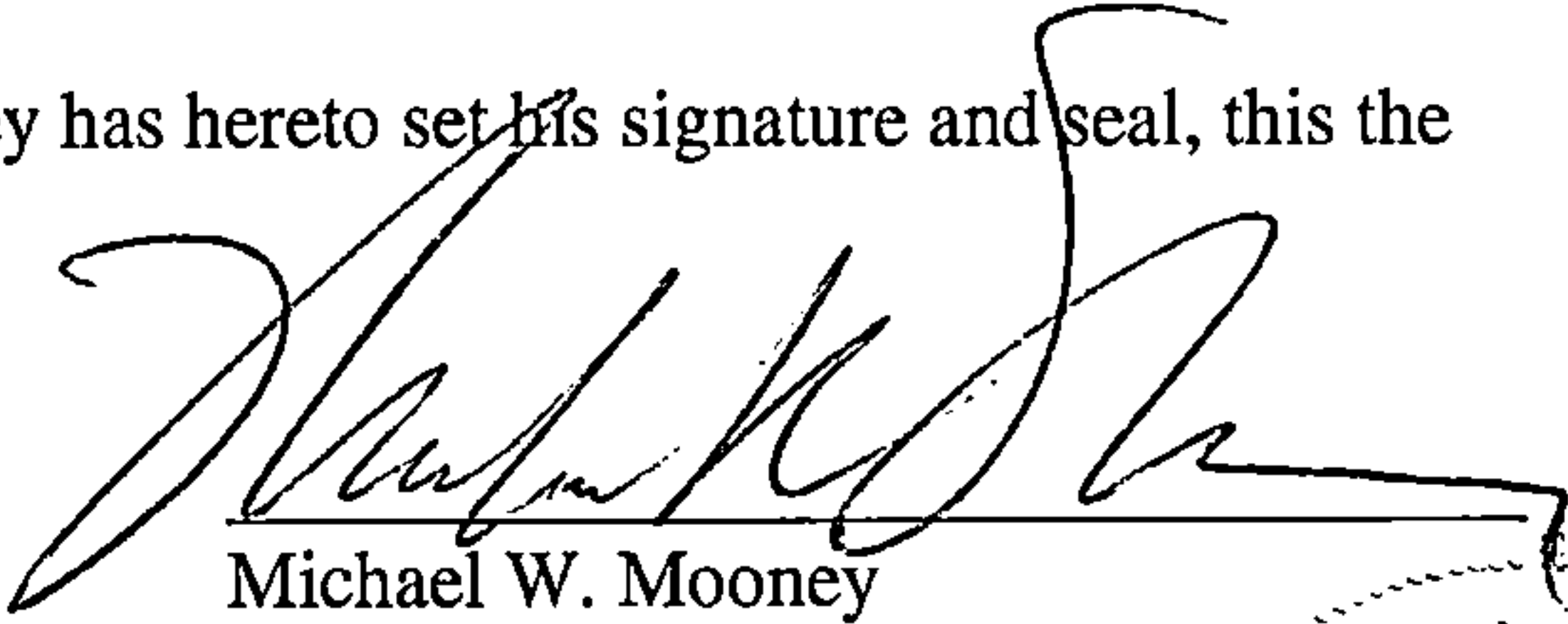
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR HEREIN, NOR OF HIS SPOUSE.

SUBJECT TO TAXES FOR 2020 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

TO HAVE AND TO HOLD, To the said Alvaro Joaquin Diaz, his heirs and assigns forever.

And said Michael W. Mooney does for himself, his heirs, successors and assigns, covenant with said Alvaro Joaquin Diaz, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Alvaro Joaquin Diaz, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Michael W. Mooney has hereto set his signature and seal, this the ____ day of June, 2020


Michael W. Mooney

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Michael W. Mooney, 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, he,executed the same executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of June, 2020.

My commission expires: _____


Notary Public

EVELYN A. WEAS
Notary Public, Alabama State at Large
My Commission Expires April 28, ~~2021~~
2022

Real Estate Sales Validation Form

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

Grantor's Name Mooney, Michael W.
Mailing Address _____

Grantee's Name Diaz, Alvaro Joaquin
Mailing Address 8345 Hwy 17
Maylene, AL
35114

Property Address 285212002020.000
(Split)

Date of Sale _____
Total Purchase Price \$ 5000

or
Actual Value \$ _____

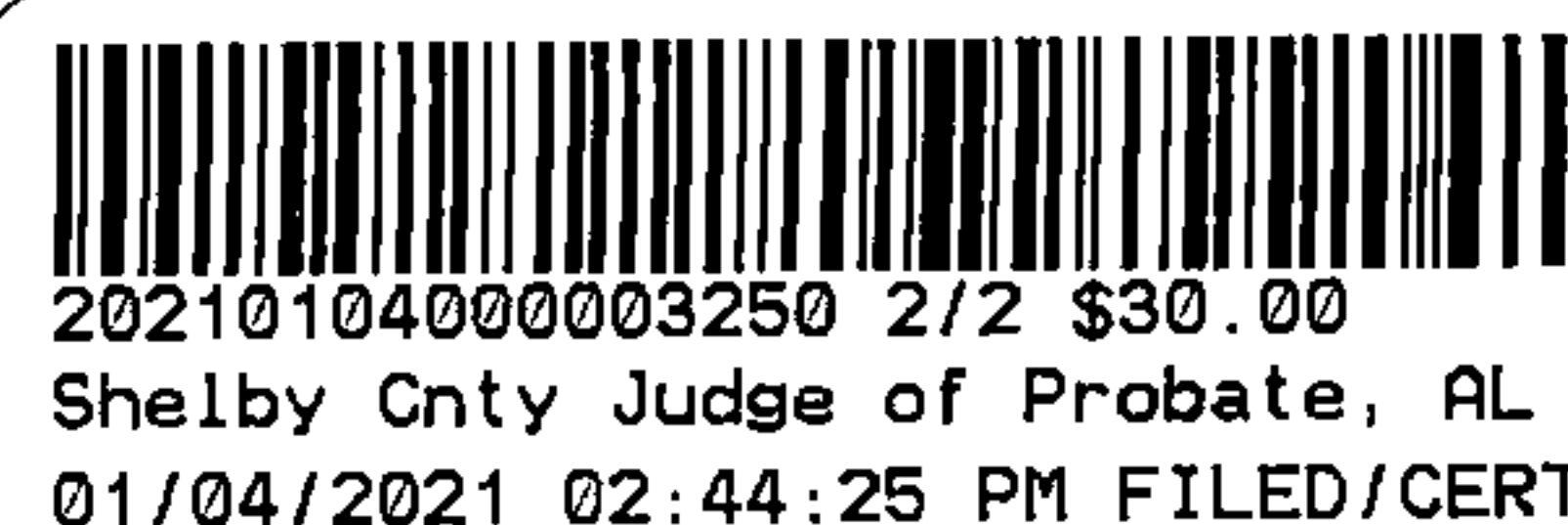
or
Assessor's Market Value \$ _____

Shelby County, AL 01/04/2021
State of Alabama
Deed Tax: \$5.00

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 Tax office



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 1/4/21

Print _____

Sign [Signature]

☒ Unattested

[Signature]
(verified by)

(Grantor/Grantee/Owner/Agent) circle one