

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046**


20210112000019170 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
01/12/2021 12:34:11 PM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

**1814 Hwy 75
Calera, AL 35040**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Twenty Thousand and 0/100 (\$20,000.00) and other valuable considerations to the undersigned GRANTOR, **Mattie M. Thomas a/k/a Mattie M. Wood**, in hand paid by the GRANTEES, **Larry Guadalupe Astudillo and, Eliu Astudillo Bahena**, the receipt whereof is acknowledged, I, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

A part of the NE ¼ of SW ¼ of Section 16, Township 21 South, Range 3 West, described as follows: Begin at the SE corner of Lot 25 according to R. E. Whaley's map of the Town of Maylene as recorded in Map Book 3 on page 75 in the Probate Office of Shelby County, Alabama, and run Easterly along projected line of Main Street a distance of 125 feet; thence turn an angle to the left of 90 degrees and run 200 feet to point of beginning of tract herein described; thence continue Northerly direction along said course a distance of 273.09 feet; thence turn an angle of 90 degrees left and run Westerly 520 feet; then turn and angle to the left of 90 degrees and run in a Southerly direction a distance of 273.09 feet to North line of Lot 27 of said R.E. Whaley's Map of Town of Maylene; thence turn left and run Easterly a distance of 520 feet to point of beginning.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEES, their heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

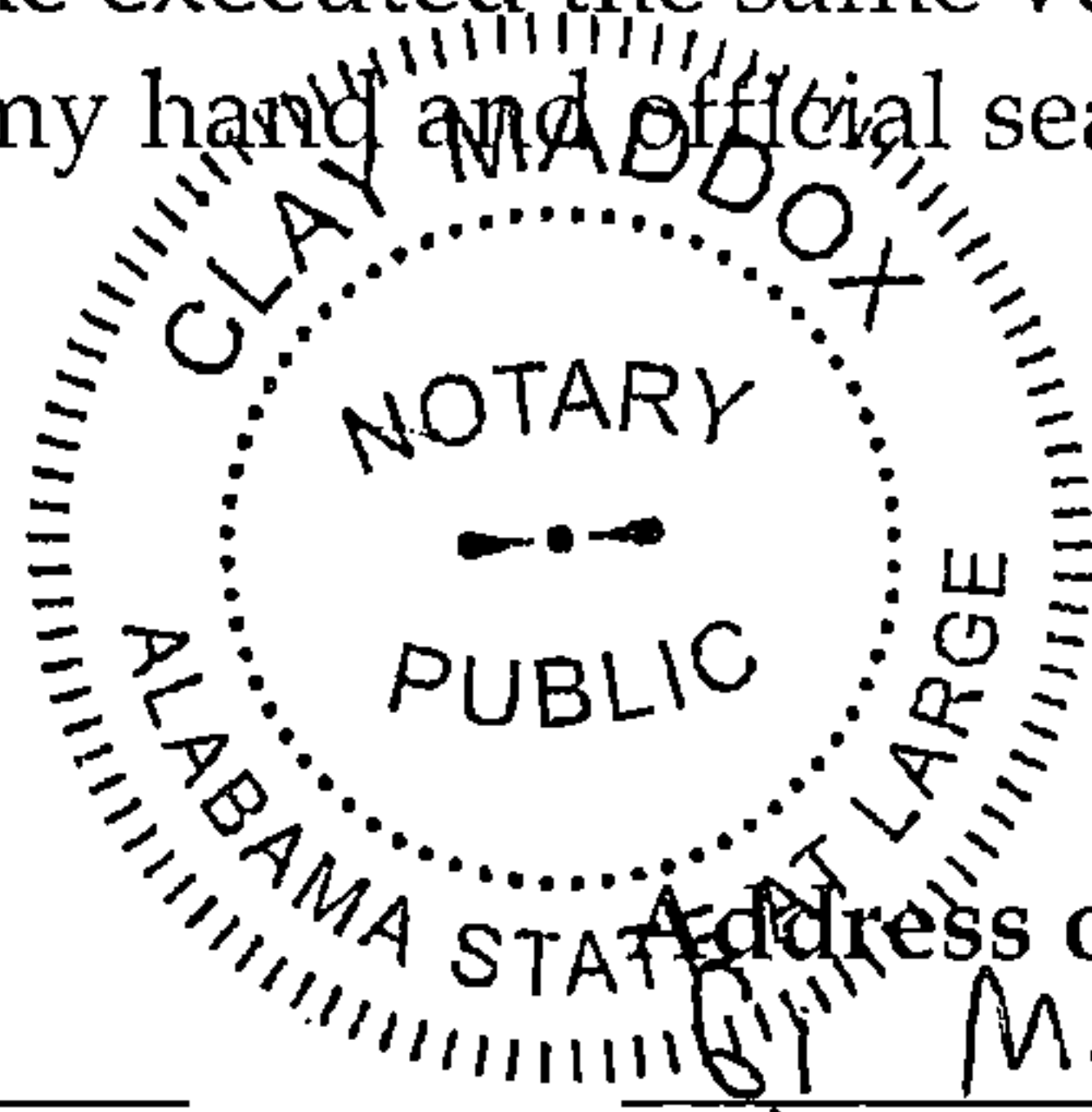
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, on this 17th day of March, 2020.

Mattie M. Thomas
MATTIE M. THOMAS

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Mattie M. Thomas** 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 this 17th day of March, 2020.



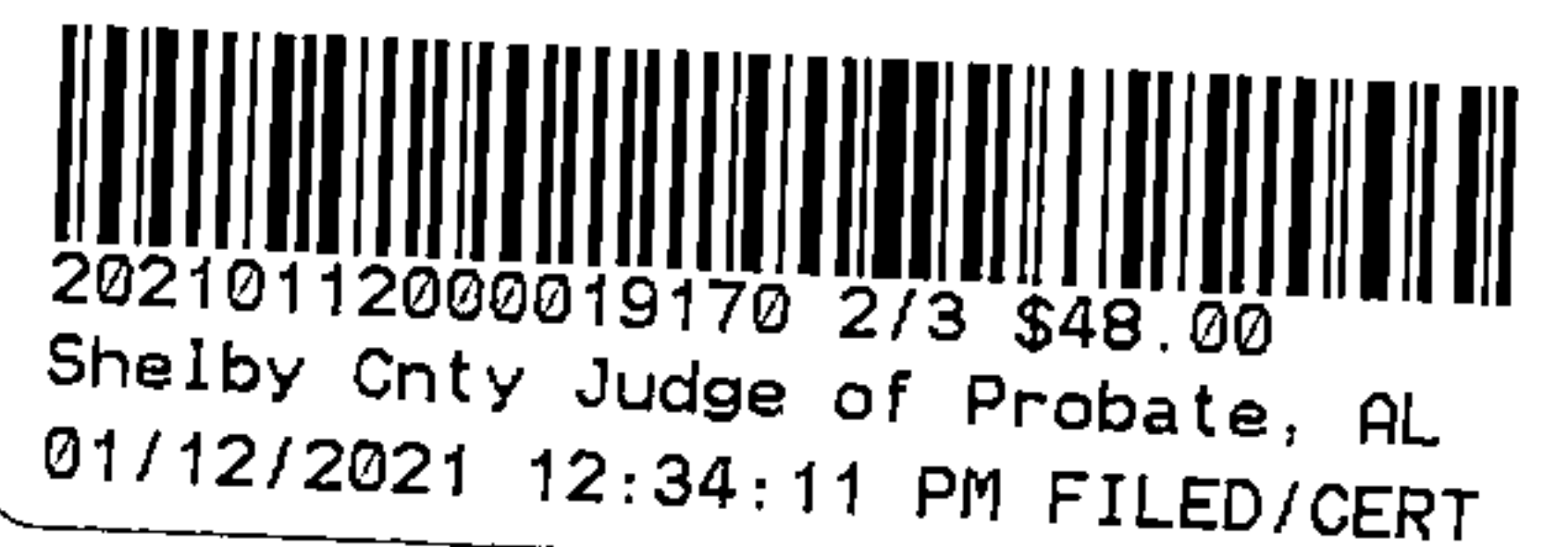
[Signature]
NOTARY PUBLIC
My Commission Expires: 4-23-23

Address of Grantee:
1814 Hwy 75
Calera, AL 35040

Address of Grantor:
61 Maylene Dr.
Maylene, AL 35114

Property Address:
61 Maylene Dr.
Maylene, AL 35114

Real Value: \$20,000.00



Real Estate Sales Validation Form

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

Grantor's Name Wood mattrre M
Mailing Address 101 maylene Drive
Maylene AL 35114

Grantee's Name Larry Guadalupe
Mailing Address Astedillo
1814 Hwy 75
Calleva, AL 35040

Property Address 101 maylene
Drive Maylene
AL 35114

Date of Sale 3-17-2020
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 1-12-21

Print Larry Guadalupe Astedillo

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one