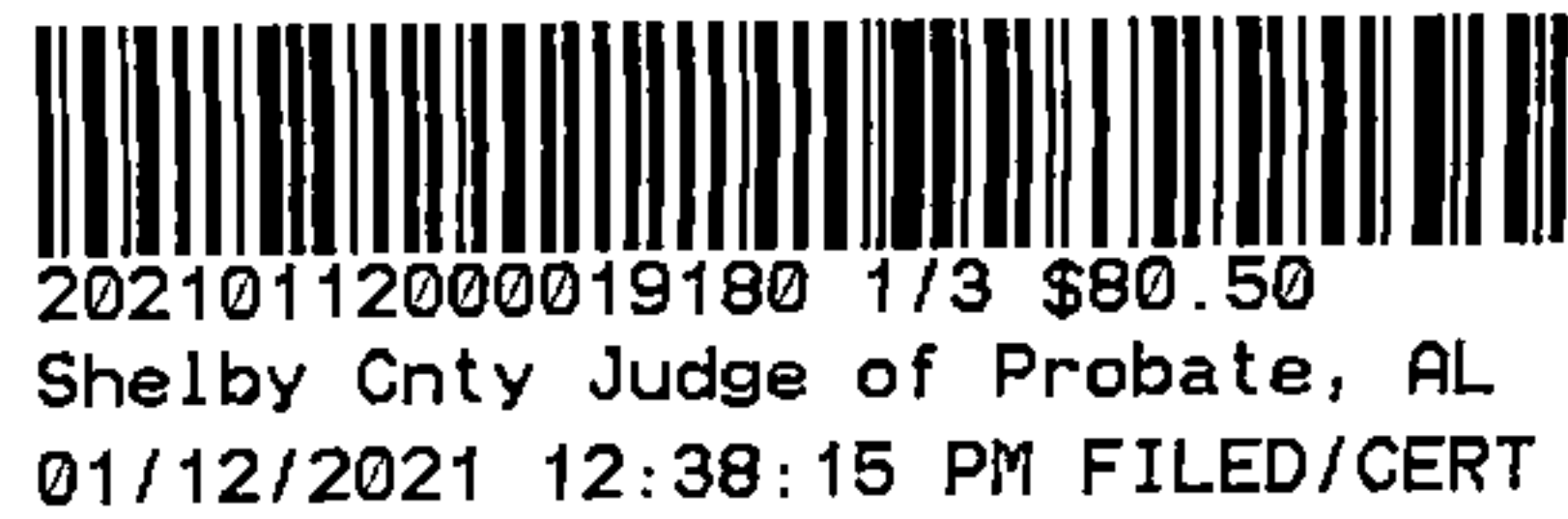


THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX
FULLER HAMPTON LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

1814 ~~1814~~ Hwy 75
Calera AL 35047

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 Fifty Two thousand Five Hundred and 0/100 Dollars (\$52,500.00) and other valuable considerations to the undersigned GRANTOR, DELORES ADKINS, a single person, in hand paid by the GRANTEES, LARRY GUADALUPE ASTUDILLO, and ELIU ASTUDILLO BAHENA, the receipt whereof is acknowledged, I, the said GRANTOR, do 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:

BEGIN at the SW Corner of the SE 1/4 of the SW 1/4 pf Section 6, Township 24 North, Range 13 East, Shelby County, Alabama, said point being the point of beginning; thence N 88° 05' 20" E for a distance of 1308.52' to the Westerly right of way line of Shelby County Highway 89, 60' R.O.W.; thence N 02° 25' 22" W and along said R.O.W. line for a distance of 810.00'; thence S 88° 42' 44" W and leaving said R.O.W. line for a distance of 528.01'; thence S 02° 25' 22" E for a distance of 250.00'; thence S 88° 42' 44" W for a distance of 769.66'; thence S 01° 19' 10" E for a distance of 574.13' to the point of beginning

Instrument Number: 20130326000125450.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

TO HAVE AND TO HOLD to 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, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND THE GRANTOR, do 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 we will, and our 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.

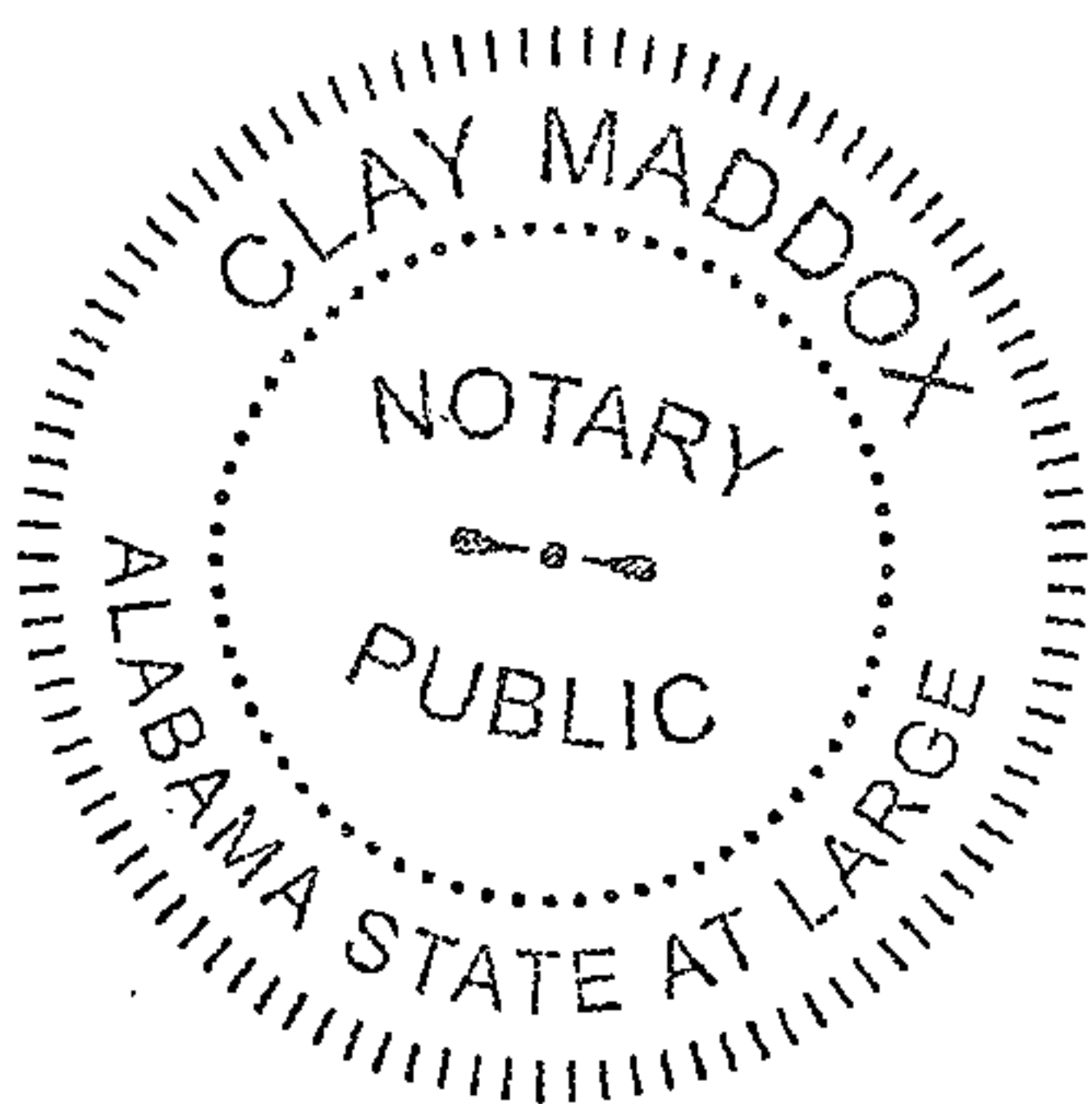
IN WITNESS WHEREOF, the said GRANTOR has hereunto set their hand and seal, on this 30th day of June, 2020.


DELORES ADKINS

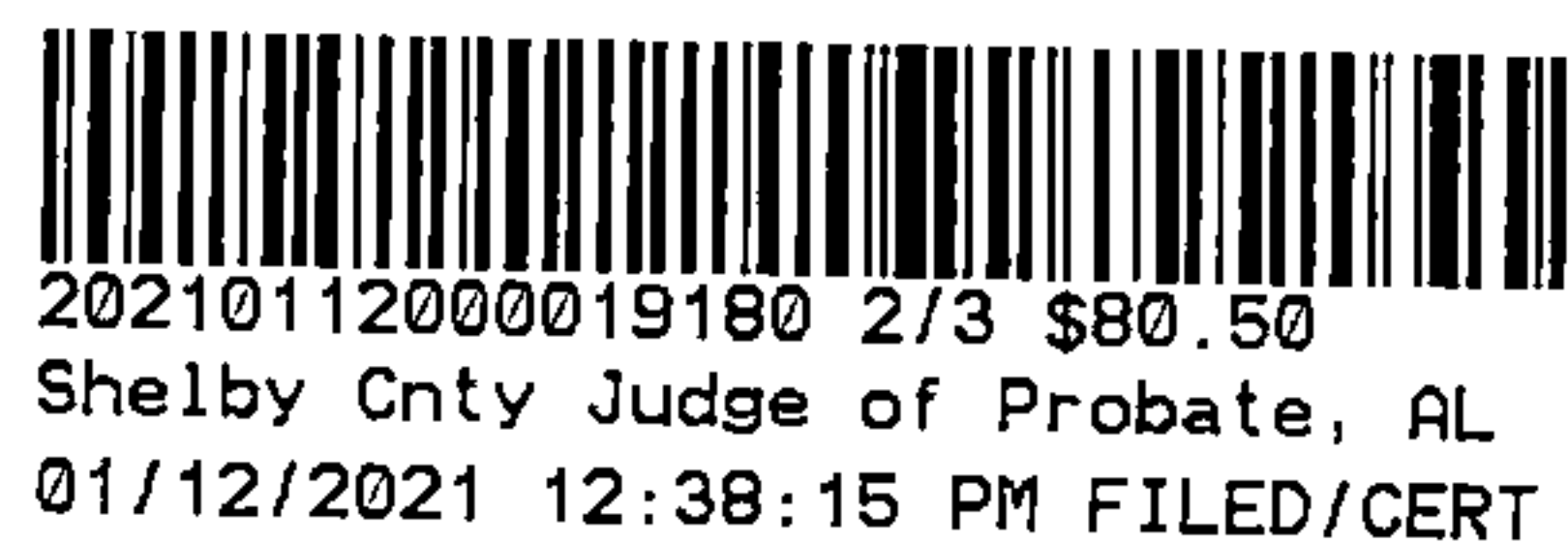
STATE OF ALABAMA)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **DELORES ADKINS**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2020.




NOTARY PUBLIC
My Commission Expires: 4-23-23



Real Estate Sales Validation Form

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

Grantor's Name Delores Adkins
Mailing Address PO Box 361
Montevallo, AL

Grantee's Name Larry Guadalupe Astudillo
Mailing Address ~~1814 Hwy 75~~ 1814 Hwy 75
Calera, AL 35047

Property Address 0 County Road 89
Montevallo, AL

Date of Sale 06/30/2020

Total Purchase Price \$ 52,500.00

or

Actual Value \$

or

Assessor's Market Value \$

* Split of 23 516 0 001 052.000

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 are subject to the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-30-20 1/12/2021

Print Clay Maddox

20210112000019180 3/3 \$80.50
Shelby Cnty Judge of Probate, AL
01/12/2021 12:38:15 PM FILED/CERT

☒ Unattested

(Signature)
(verified by)

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

eForms

Shelby County, AL 01/12/2021
State of Alabama
Deed Tax: \$52.50

Form RT-1