

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-26882

Send Tax Notice To: Maricela Hernandez Ruiz

446 Ozley Rd Lot#3
Alabaster AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Eight Thousand Dollars and No Cents (\$38,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Hector Moreno**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Maricela Hernandez Ruiz**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantor herein or his spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of January, 2021.

Hector Moreno

State of Alabama

County of Shelby

April Clark
I, ~~Mike T. Atchison~~, a Notary Public in and for the said County in said State, hereby certify that Hector Moreno, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of January, 2021.

April Clark

Notary Public, State of Alabama

~~Mike T. Atchison~~

My Commission Expires: September 01, 2024

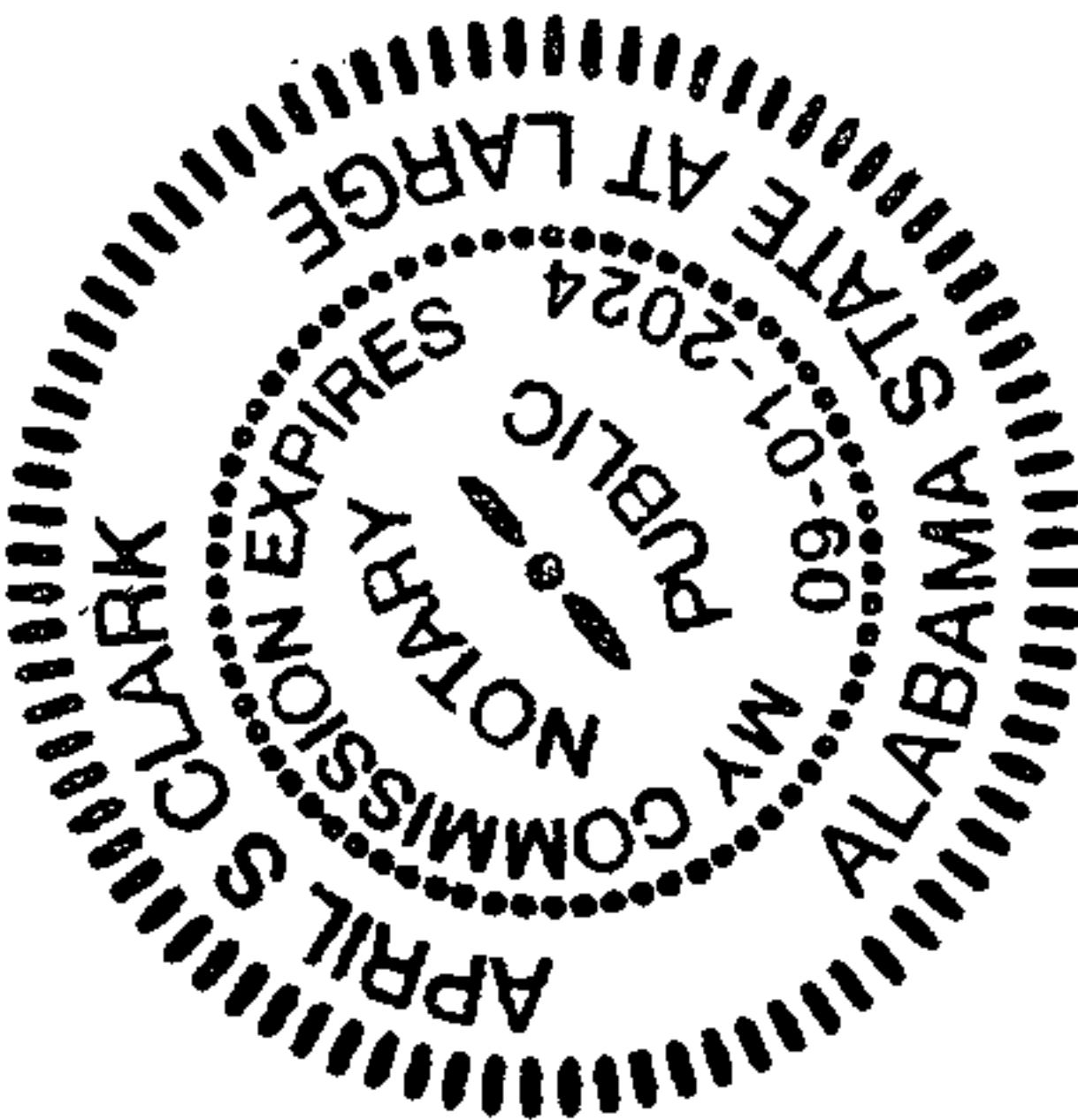


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 22, Township 21 south, Range 3 West, Shelby County, Alabama and run thence South 2 degrees 30 minutes East along the East line of said quarter-quarter a distance of 313.07 feet to the point of beginning of the property, being described; thence continue along last described course a distance of 104.35 feet to a point; thence run South 87 degrees 30 minutes West a distance of 208.71 feet to a point on the East line of a graveled public road; thence run North 2 degrees 30 minutes West along said East line of said road a distance of 104.35 feet to a point; thence run North 87 degrees 30 minutes East a distance of 208.71 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated February 6, 1987. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Hector Moreno	Grantee's Name	Maricela Hernandez Ruiz
Mailing Address	<u>[Signature]</u>	Mailing Address	<u>446 ozley Rd Lot #3</u>
	<u>127 Co Rd 54</u>		<u>Alabaster AL 35007</u>
	<u>Montevallo al 35115</u>		
Property Address	140 Jefferson Ln.	Date of Sale	January 18, 2021
	Alabaster, AL 35007	Total Purchase Price	\$38,000.00
		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.

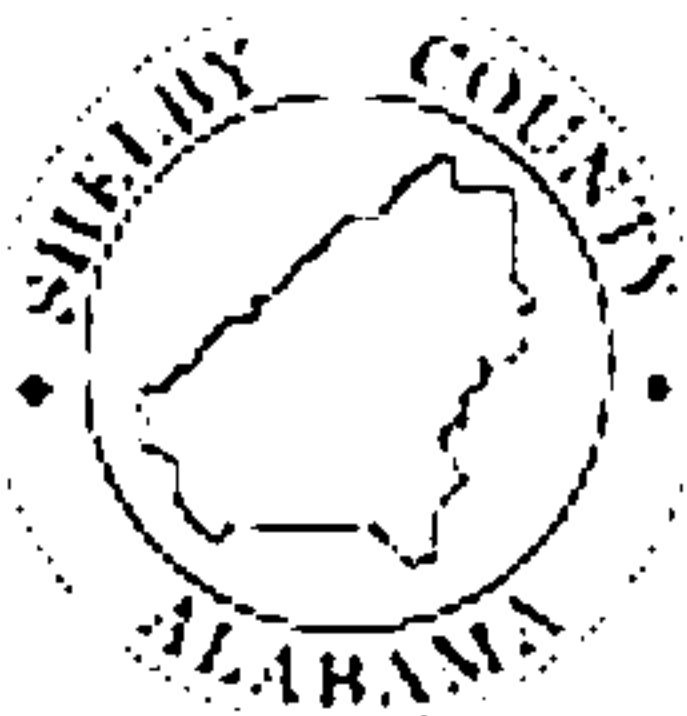
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	January 20, 2021	Print	Hector Moreno
☐ Unattested		Sign	<u>[Signature]</u>
	(verified by)		(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
01/22/2021 11:45:27 AM
\$66.00 MISTI
20210122000036140

Allen S. Bayl