

SEND TAX NOTICE TO:

Mari Bel Ramos and Victor M. Ornelas
195 Bent Creek Drive
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100029

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **O.R.T., LLC, an Alabama limited liability company**, whose address is **1802 Sunnybrook Lane, Helena, AL 35080** (hereinafter "Grantor", whether one or more), by **Mari Bel Ramos and Victor M. Ornelas**, whose address is **195 Bent Creek Drive, Chelsea, AL 35043** (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 **Mari Bel Ramos and Victor M. Ornelas, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **3280 County Road 52 West, Pelham, AL 35124**, to-wit:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 32 South, Range 3 West; thence run North 89 deg. 55 min. 07 sec. West along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 748.61 feet; thence run South 00 deg. 04 min. 53 sec. West 159.87 feet the Point of Beginning; thence South 51 deg. 02 min. 23 sec. East a distance of 262.77 feet to the point of curve of a non-tangent curve to the right of which the radius point lies South 38 deg. 57 min. 36 sec. West a radial distance of 1,890.86 feet; thence Southeasterly along the arc, through a central angle of 05 deg. 57 17 sec. a distance of 196.52 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies South 16 deg. 23 min. 33 sec. West a radial distance of 125.49 feet; thence westerly along the arc, through a central angle of 40 deg. 48 min. 51 sec. a distance of 89.39 feet; thence South 65 deg. 34 min. 41 sec. West a distance of 299.20 feet; thence North 24 deg. 25 min. 19 sec. West a distance of 50.00 feet; thence South 65 deg. 34 min. 41 sec. West a distance of 111.71 feet; thence North 23 deg. 54 min. 20 sec. West a distance of 105.15 feet; thence North 50 deg. 22 min. 01 sec. East a distance of 162.72 feet; thence North 36 deg. 24 min. 32 sec. East a distance of 36.36 feet; thence North 35 deg. 29 min. 33 sec. East a distance of 99.96 feet; thence North 19 deg. 31 min. 30 sec. West a distance of 32.46 feet; thence North 17 deg. 32 min. 18 sec. West a distance of 61.51 feet; thence North 02 deg. 41 min. 35 sec. West a distance of 27.20 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

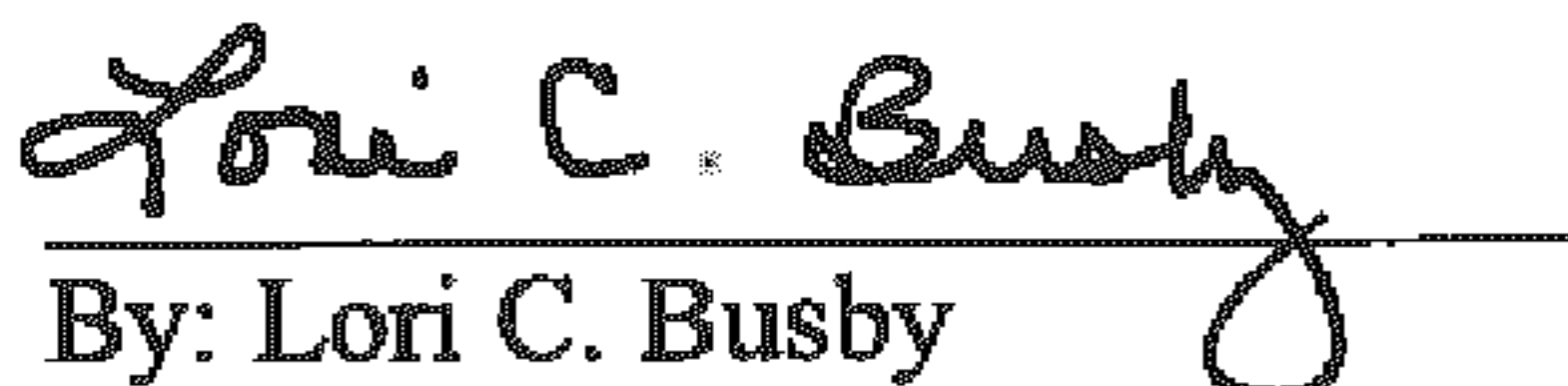
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$75,000.00 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 has set their signature and seal on this 28th day of January, 2021.


O.R.T., LLC, an Alabama limited liability company


By: Lori C. Busby
Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Lori C. Busby, whose name as Member of O.R.T., LLC, an Alabama limited liability company, 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, in her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and official seal on this 28th day of January, 2021.


Notary Public
Printed Name: Patrick Skyler Murphy
My Commission Expires: 6-19-22



Real Estate Sales Validation Form

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

Grantor's Name ORT, LLC
 Mailing Address 1802 Subby Brook Lane Helena AL 35080

Grantee's Name Mari Bel Ramos and Victor M. Omelas
 Mailing Address 195 Bent Creek Drive Chelsea AL 35043

Property Address 3280 County Road 52 West
Pelham AL 35124

Date of Sale 1/28/2021Total Purchase Price \$ 155,000

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 2-1-2021Print Skyler Murphy☐ UnattestedSign [Signature]

(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
 02/02/2021 09:41:46 AM
 \$108.00 CHERRY
 20210202000053820

Allen S. Bayl