

This Instrument was Prepared by:

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

File No.: MV-21-26973

Send Tax Notice To: Christopher Billy Shane Green
Kimberley Ann Cambre Green

265 Hwy 231
Vincennes AL 35178

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety One Thousand Dollars and No Cents (\$191,000.00)**, 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, **Maria Ruiz and Celso Ruiz**, wife and husband(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Billy Shane Green and Kimberley Ann Cambre Green**, (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 taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$187,540.00 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 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 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 5th day of March, 2021.

Maria Ruiz
Maria Ruiz

Celso Ruiz
Celso Ruiz

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Maria Ruiz and Celso Ruiz, 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 5th day of March, 2021.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2021

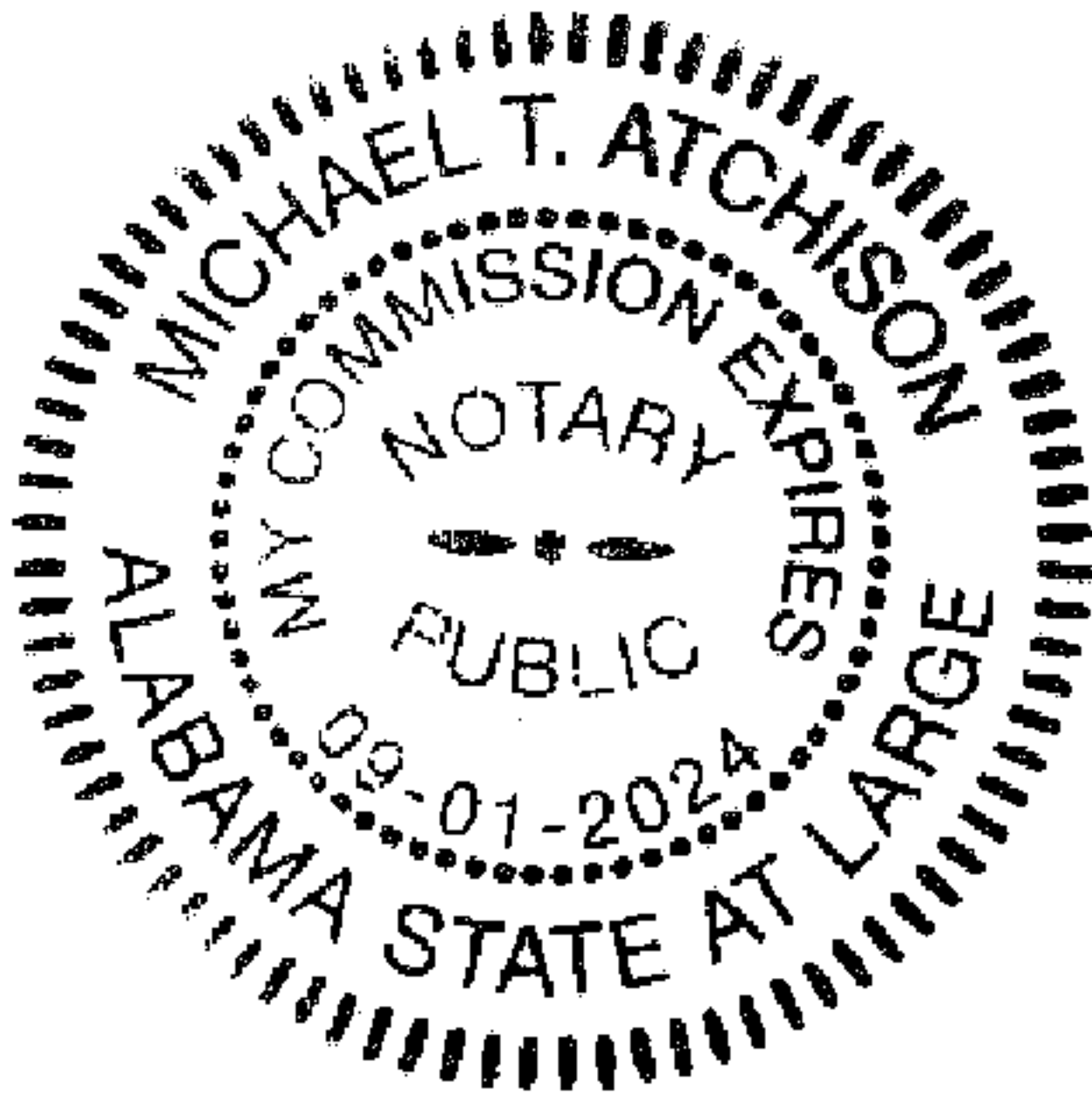


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Part of the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East, run South along the West boundary line 598.6 feet; thence South 69 degrees 20 minutes East a distance of 311.4 feet to a fence, and the point of beginning; thence South 70 degrees 08 minutes East along said fence a distance of 150.20 feet to the West right of way line of U.S. Highway 231; thence North 23 degrees 19 minutes East along the West right of way line of said highway a distance of 157.30 feet; thence North 67 degrees 25 minutes West a distance of 150.0 feet; thence South 23 degrees 09 minutes West a distance of 164.460 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 2:

Part of the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East, described as follows: Commence at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East; thence run South along the West line of said quarter-quarter section a distance of 598.60 feet; thence turn an angle of 69 degrees 20 minutes to the left and run a distance of 255.10 feet to the point of beginning; thence continue in the same direction a distance of 56.30 feet; thence turn an angle of 87 degrees 31 minutes to the left and run a distance of 164.60 feet; thence turn an angle of 102 degrees 12 minutes to the left and run a distance of 110.20 feet; thence turn an angle of 97 degrees 30 minutes to the left, and run a distance of 152.70 feet to the point of beginning. Situated in the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East, 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	Maria Ruiz	Grantee's Name	Christopher Billy Shane Green Kimberley Ann Cambre Green
Mailing Address	<u>PO Box 5024</u> <u>Cleveland, TN 37320</u>	Mailing Address	_____
Property Address	<u>265 Highway 231</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>March 05, 2021</u>
		Total Purchase Price	<u>\$191,000.00</u>
		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 March 04, 2021

Print Maria Ruiz

Unattested

Sign Maria Ruiz
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2021 11:28:51 AM
\$31.50 CHERRY
20210308000113630

Ann S. Byrd

Form RT-1