



20210408000177660 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/08/2021 02:32:20 PM FILED/CERT

STATUTORY WARRANTY DEED

No Title search by Attorney

STATE OF ALABAMA)

:

SHELBY COUNTY)

Send Tax Notices to:

Eulalio Pèna Orozco

166 Cheshire Road

Westover, AL 35147-4116

KNOW ALL MEN BY THESE PRESENTS that in consideration of Eighteen Thousand Dollars (\$18,000.00) and other good and valuable consideration to the undersigned Grantor **Roger D. Rader** in hand paid by the Grantee, **Eulalio Pèna Orozco**, herein, the receipt and sufficiency whereof is acknowledged by Roger Rader, herein referred to as "Grantor", does grant, bargain, sell and convey unto **Eulalio Pèna Orozco**, herein referred to as "Grantee", the following described real estate situated in Shelby County, Alabama, to wit:

Commencing at the SW corner of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama; thence N 88° 47' 42" E along the south line of Section 23 for 2042.00'; thence N 0° 35' 42" E 325.12' to a 1/2" open pipe found at the POINT OF BEGINNING; thence N 0° 35' 35" E 288.03' to a 1/2" rebar; thence N 30° 08' 46" E along the eastern right of way line of Cheshire Road 116.18" to a 5/8" rebar; thence S 65° 51' 54" W along the Northerly right of way line of U.S. 280 62.60 (m) 63.53' (d) to an ALDOT Monument; thence S 44° 06' 44" W 125.90' to a 5/8" rebar, thence S 76° 37' 19" W 64.32" to the POINT OF BEGINNING; said parcel containing 1.69 acres, more or less, and is subject to easements and covenants of record..

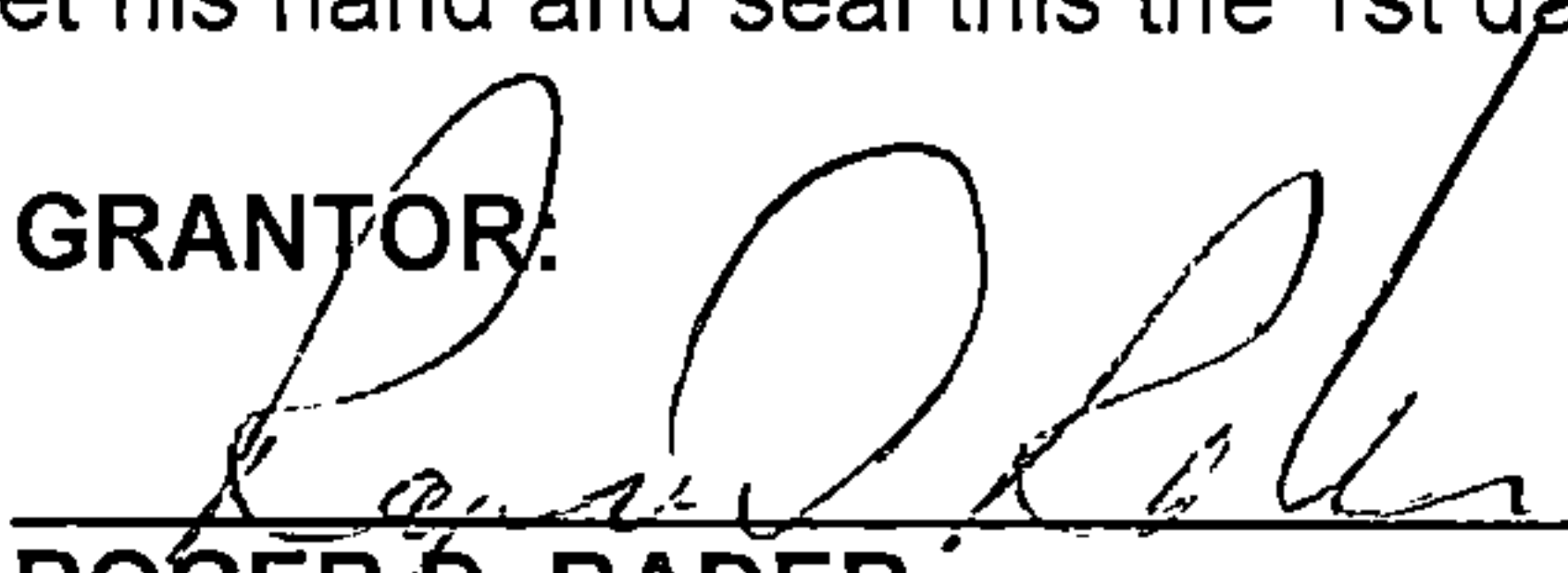
Grantor warrants unto Grantee that he holds the above-described property in fee simple subject to the following:

1. The above-described real property is not now, nor has ever been, the Homestead of Grantor.
2. This conveyance is subject to any easements, covenants, restrictions, mineral, mining, or oil or gas, rights and titles previously conveyed and of record, and any reservations contained therein, if any.
3. Grantor warrants that there are no unrecorded liens or judgments against the subject property.

TO HAVE AND TO HOLD unto said Grantees, her heirs, administrators, executors, successors and assigns forever.

IN WITNESS WHEREOF, Grantor has set his hand and seal this the 1st day of April, 2021.

GRANTOR:



ROGER D. RADER

ACKNOWLEDGMENT

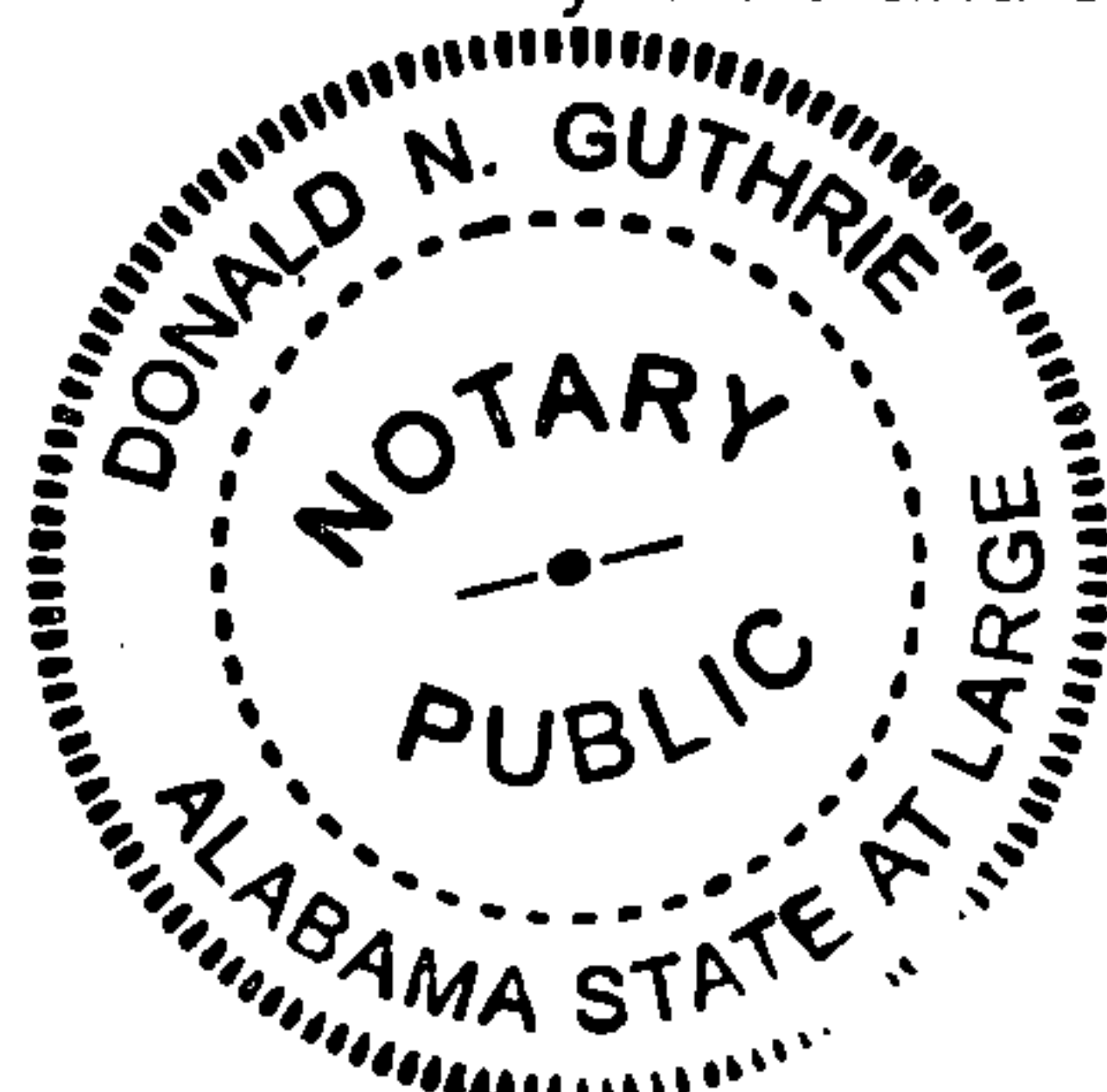
STATE OF ALABAMA)

:

JEFFERSON COUNTY)

Before me, Donald N. Guthrie a Notary Public for said County, in said State, personally appeared Roger D. Rader, whose name 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 he voluntarily executed same on this the day the same bears date.

Given under my hand and official seal this 1st day of April, 2021.





NOTARY PUBLIC

My Commission Expires 11/26/21

Real Estate Sales Validation Form

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

Grantor's Name ROGER D RAOFF
Mailing Address 3516 Cheslin Dr
B'Ham, AL
35242

Grantee's Name Eulalia Pong Ono
Mailing Address 166 Cheslin Drive
Gestlow, AL
35147-4116

Property Address 166 Cheslin Drive
Gestlow, AL
35147-4116

Date of Sale _____
Total Purchase Price \$ 18,000
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 4/8/21

Print ROGER D RAOFF

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1