

Parcel I.D. #:

Send Tax Notice To: Torrealba Territories, L.L.C.



20210412000182700 1/4 \$104.50
Shelby Cnty Judge of Probate, AL
04/12/2021 03:37:10 PM FILED/CERT

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Seventy-Three Thousand Five Hundred Dollars and 00/100 (\$ 73,500.00), the receipt of sufficiency of which are hereby acknowledged, that **J&R Properties, L.L.C., a duly authorized Alabama limited liability company**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to, **Torrealba Territories, L.L.C., a duly authorized Alabama limited liability company**, hereinafter known as the GRANTEE;

Part of the City of Calera, more particularly described as follows: Commence at a point on the line between Sections 20 and 21, Township 22 South, of Range 2 West, 700.28 feet north of the southwest corner of Section 21, Township 22 South of Range 2 West, which point is in the center of the CSX Railroad right-of-way, as now located; Thence northeast in said right-of-way a distance of 2798.18 feet to a point in the west right-of-way line of U.S. Highway 31 (Montgomery Avenue or Street) in Calera, Alabama, 55.55 feet north of the south right-of-way line of the CSX Railroad, Thence south along the said west line of U.S. Highway 31 a distance of 255.6 feet to a point in the center of a brick wall and the Point of Beginning of the property hereby conveyed; Thence turn right and run west along and with the center of a brick wall 133 feet to an alley; Thence south along and with said alley 24.8 feet to the face of a brick wall; Thence run east along and with said face of said brick wall 133 feet to the west right-of-way line of U.S. Highway 31; Thence run north 24.8 feet along and with said west right-of-way line to the Point of Beginning; said lot or parcel of land is located in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama.

Shelby County, AL 04/12/2021
State of Alabama
Deed Tax: \$73.50

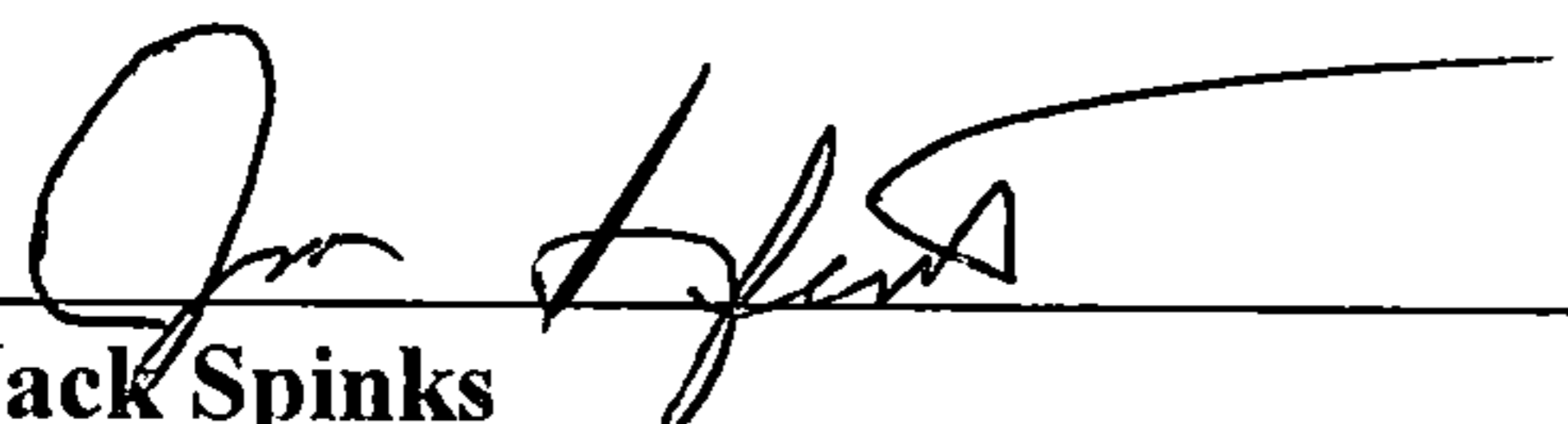
Subject to any and all easements, rights of way, covenants and restrictions of record.


This deed was prepared with the benefit of a title search, and a survey was performed by John S. Parks, P.E. & L.S., Alabama No. 12579, on or about 06 July, 2015 and known as File # 15-012. The legal description was taken from said survey. The title search was performed by Shelby County Abstract & Title Company, Inc., under commitment number S-21-27108.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 12 Day of April, 2021.

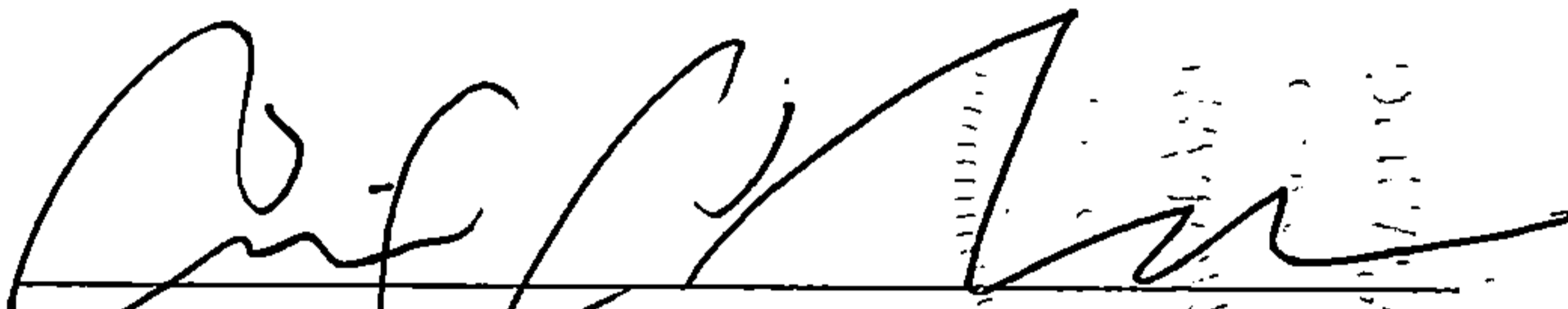

Jack Spinks
As manager of
J&R Properties, L.L.C.
Grantor


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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Jack Spinks*, as manager of *J&R Properties, L.L.C.*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 12 Day of April, 2021.


NOTARY PUBLIC
My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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Real Estate Sales Validation Form

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

Grantor's Name JDR Properties, LLC
Mailing Address P.O. Box 555
Montevallo, AL 35715

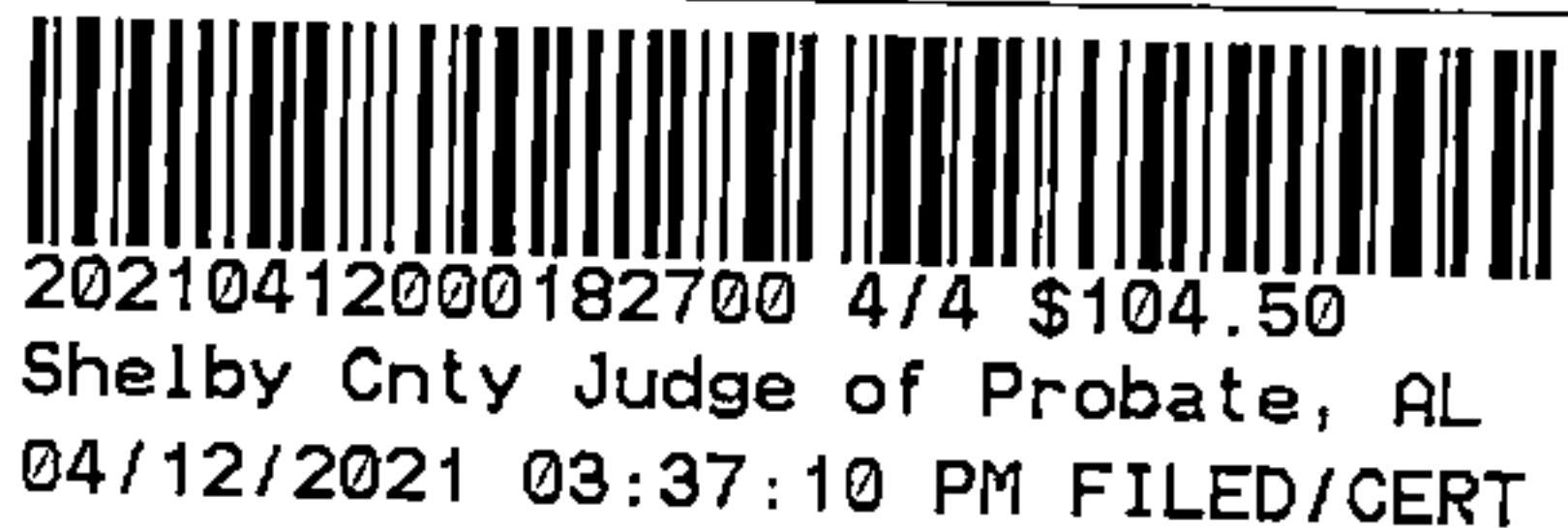
Grantee's Name Torrence Terrell
Mailing Address 120 Calhoun Dr.
Montevallo, AL 35714

Property Address 8274 Hwy. 31
Calera, AL 35040

Date of Sale 4/12/21
Total Purchase Price \$ 23,500.-

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

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 4/12/21

Unattested

(verified by)

Print TACK N. SPINKS

Sign

(Grantor/Grantee/Owner/Agent) circle one