

This deed is being re-recorded to correct the name of the grantee to read as
Hector Hoyos Colon

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Hector Hoyos Colon
7854 Highway 11
Chelsea, AL 35043

20210312000125790
03/12/2021 03:51:26 PM
DEEDS 1/3

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (177,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James L. Freind, and spouse, Deborah B. Freind** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, ~~Hector Hoyos Colon~~ (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit: *Hector Hoyos Colon

Commence at a 1" iron in place being the NE corner of the NE 1/4 of the NW 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the Point of Beginning. From this beginning point proceed S00°01'14"W along the East boundary of said 1/4-1/4 section for a distance of 475.61 feet (set 1/2" rebar); thence proceed S66°25'17"W for a distance of 820.97 feet (set 1/2" rebar); thence proceed N00°05'04"E for a distance of 204.49 feet to a 1-1/2" open top pipe in place; thence proceed S89°59'31"W for a distance of 551.12 feet to a 1/2" rebar in place being the SW corner of the North 1/2 of said 1/4-1/4 section; thence proceed N00°02'49"E along the West boundary of said 1/4-1/4 section for a distance of 636.70 feet to a 1/2" rebar in place being the NW corner of said 1/4-1/4 section; thence proceed S88°21'26"E for a distance of 592.28 feet; thence proceed N32°16'27"E for a distance of 272.86 feet (set 1/2" rebar); thence proceed N57°44'01"E for a distance of 261.31 feet (set 1/2" rebar) to a point on the Westerly right of way of Shelby County Highway No. 49; thence proceed S50°56'19"E along the Westerly right of way of said road for a distance of 149.89 feet to a 1/2" rebar in place; thence proceed S01°38'W for a distance of 289.49 feet to a 1/2" rebar in place; thence proceed S88°25'52"E for a distance of 235.95 feet to the Point of Beginning.

The above described land is located in the NE 1/4 of the NW 1/4 of Section 30, and the SE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **Acreage on Highway 49, Columbiana, AL 35051**

20210312000125790 03/12/2021 03:51:26 PM DEEDS 2/3

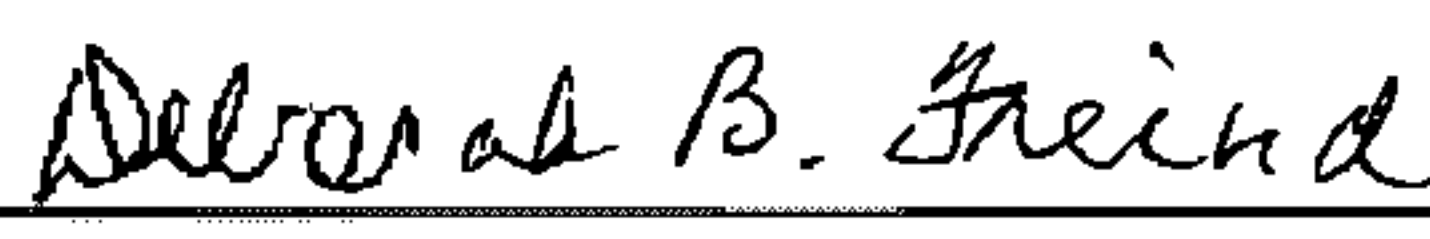
105,000.00 of the above-recited purchase price was paid from a mortgage loan
Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **9th day of March, 2021**.


James L. Freind


Deborah B. Freind

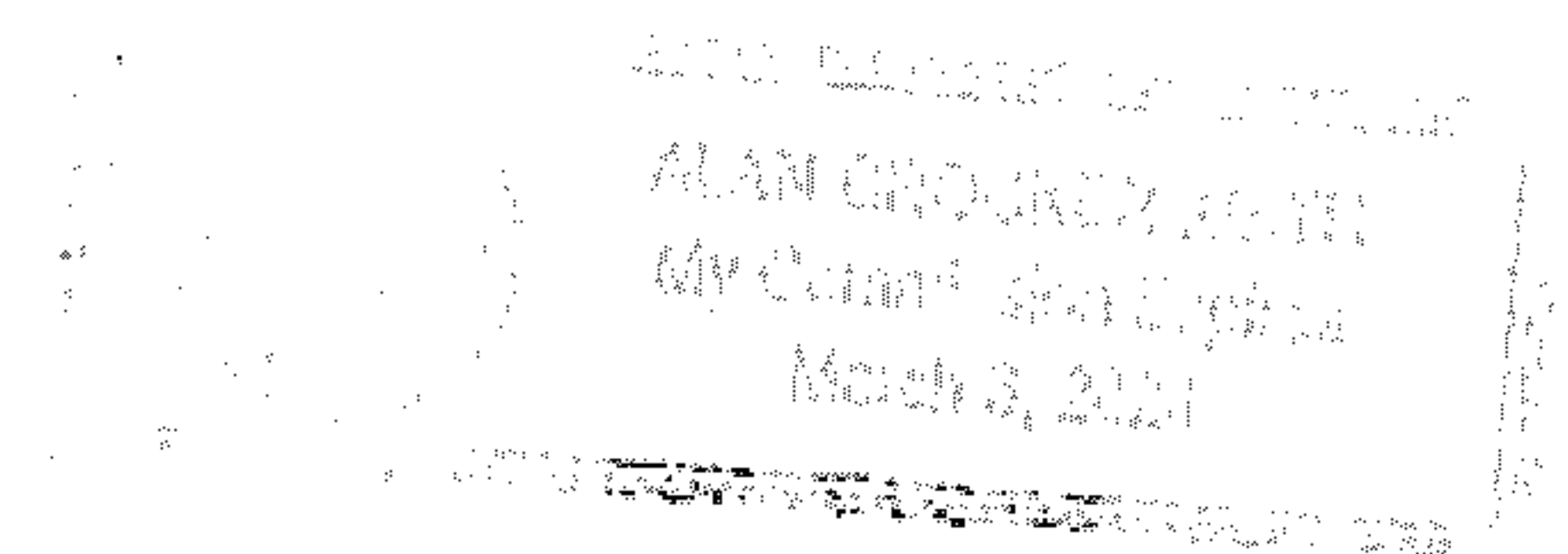
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James L. Freind and Deborah B. Freind**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **9th day of March, 2021**.



NOTARY PUBLIC
My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James L. Freind
 Mailing Address Deborah B. Freind
2046 East Lake Blvd.
Auburn, AL 36830

Grantee's Name Hector Hoyas Colan
 Mailing Address 7854 Highway 11
Chelsea, AL 35043

Property Address Acreage on Highway 49
Columbiana, AL 35051

Date of Sale 03/09/2021
 Total Purchase Price \$177500.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/12/2021 03:51:26 PM
 \$100.50 CHERRY
 20210312000125790

Ann S. Byrd

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 3/10/21

Print Jeff W. Parmer

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/07/2021 08:56:06 AM
 \$29.00 CHERRY
 20210607000276280

Ann S. Byrd