

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Genoveva Rodriguez Montiel
451 Smokey Road
Alabaster, AL 35007

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE

STATE OF ALABAMA)

) WARRANTY DEED

SHELBY COUNTY)

Assessed Value

KNOW ALL MEN BY THESE PRESENTS, that for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Antonio Sanchez (an unmarried man)**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Genoveva Rodriguez Montiel** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See EXHIBIT A

NOTE:

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



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Shelby Cnty Judge of Probate, AL
07/08/2021 09:32:17 AM FILED/CERT

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantor thereto on this date the 5th day of July, 2021 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Antonio Sanchez

(L.S.)

Shelby County, AL 07/08/2021
State of Alabama
Deed Tax: \$78.00

STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

20210708000330440 2/4 \$109.00
Shelby Cnty Judge of Probate, AL
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I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Antonio Sanchez, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 5th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

Exhibit A

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE SE 1/4, SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE RUN W ALONG THE S LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 254.65 FEET TO A POINT ON THE N RIGHT OF WAY LINE OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 5 DEG 24' TO THE RIGHT AND RUN 149 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION ALONG SAID SMOKEY ROAD A DISTANCE OF 91.21 FEET; THENCE TURN AN ANGLE OF 78 DEG 02' 59" TO THE RIGHT AND RUN A DISTANCE OF 134.43 FEET; THENCE TURN AN ANGLE OF 74 DEG 12' TO THE RIGHT AND RUN A DISTANCE OF 264.84 FEET; THENCE TURN AN ANGLE 108 DEG 06' TO THE RIGHT AND RUN A DISTANCE OF 61 FEET; THENCE TURN AN ANGLE OF 103 DEG 52' TO THE LEFT AND RUN A DISTANCE OF 140 FEET TO A POINT ON THE N RIGHT OF WAY LINE OF SMOKEY ROAD AT THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA. TAX ID #236144001016000 and being more fully described in DEED BOOK 1991 PAGE 08037 recorded on 03/11/1994 among the land records of SHELBY County, AL. Being the same property conveyed to SARAH NELL BUTLER GENTRY by deed from DAVID DEVOE GENTRY dated 03/11/1994, recorded 03/11/1994 in DEED BOOK 1991 PAGE 08037.



20210708000330440 3/4 \$109.00
Shelby Cnty Judge of Probate, AL
07/08/2021 09:32:17 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Antonio Sanchez
Mailing Address 451 Smokey Road
Alabaster AL 35007

Grantee's Name Genoveva Rodriguez Montano
Mailing Address 451 Smokey Road
Alabaster AL 35007

Property Address 23614 4 001 016.000

Date of Sale 07/05/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

77,700

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 07/05/21

Print

Christopher R. Smithman

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210708000330440 4/4 \$109.00
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