

20210915000450860
09/15/2021 03:29:31 PM
DEEDS 1/6

When Recorded Mail to:

TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Messages To:

CAITLYN HUDSON AND ERICA HUDSON
406 PENHALE LN
HELENA, AL 35080

Excise Tax : \$0.00

WARRANTY DEED

For good consideration, I (we) **RICHARD MANZANILLA, ALSO KNOWN AS RICHARD J. MANZANILLA DEL MAR. AND AMANDA MANZANILLA, ALSO KNOWN AS AMANDA K. MANZANILLA, HUSBAND AND WIFE**, whose mailing address is 406 PENHALE LN, HELENA, AL 35080, hereby bargain, deed and convey to **CAITLYN HUDSON, AN UNMARRIED WOMAN AND ERICA HUDSON, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 406 PENHALE LN, HELENA, AL 35080, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

PARCEL ONE:

A LOT IN THE SW 1/4 OF SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN SOUTH 75 DEGREES EAST 413.14 FEET; RUN THENCE NORTH 7 DEGREES 53 MINUTES EAST 124.37 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE CONTINUE NORTH 7 DEGREES 53 MINUTES EAST 93 FEET; THENCE RUN NORTH 87 DEGREES 14 MINUTES EAST 81.77 FEET; THENCE RUN SOUTH 0 DEGREES 09 MINUTES EAST 96 FEET; THENCE RUN NORTH 89 DEGREES 15 MINUTES 30 SECONDS WEST 94.44 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A LOT IN THE SW 1/4 OF SW 114 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN SOUTH 76 DEGREES EAST 413.14 FEET; RUN THENCE NORTH 7 DEGREES 53 MINUTES EAST 217.37 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE

CONTINUED NORTH 7 DEGREES 53 MINUTES EAST 80 FEET; THENCE RUN NORTH 87 DEGREES 14 MINUTES EAST 70.32 FEET; THENCE RUN SOUTH 0 DEGREES 09 MINUTES EAST 80 FEET; THENCE RUN NORTH 89 DEGREES 15 MINUTES 30 SECONDS WEST 81.77 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

A STRIP OF LAND ON THE WEST LINE OF THE PARCELS #1 AND #2 OF HUBERT DAVIS AND WIFE, WILDA DAVIS. SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS; COMMENCE AT THE SW CORNER OF THE SW 1/4 OF SW 1/4, SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, RUN SOUTH 75 DEGREES 0 MINUTES EAST 413.4 FEET; THENCE TURN LEFT AND NORTH 7 DEGREES 53 MINUTES EAST 124.37 FEET TO THE SW CORNER OF PARCEL ONE, BEING THE POINT OF BEGINNING; THENCE CONTINUE IN SAME DIRECTION ALONG THE WEST LINE OF PARCEL ONE 93.0 FEET, AND CONTINUE IN SAME DIRECTION ALONG THE WEST LINE OF PARCEL TWO 80.0 FEET; THENCE TURN LEFT AND RUN WEST 24.12 FEET; THENCE TURN LEFT AND RUN THIS PAGE IS ONLY A PART OF A 2016 ALTA® COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THIS COMMITMENT IS NOT VALID WITHOUT THE NOTICE; THE COMMITMENT TO ISSUE POLICY; THE COMMITMENT CONDITIONS; SCHEDULE A; SCHEDULE B, PART I—REQUIREMENTS; SCHEDULE B, PART

II—EXCEPTIONS; AND A COUNTER-SIGNATURE BY THE COMPANY OR ITS ISSUING AGENT THAT MAY BE IN ELECTRONIC FORM.

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FORM 5033701-A (4-9-18) PAGE 7 OF 11 ALTA COMMITMENT FOR TITLE INSURANCE (8-1-16)

ALABAMA – SCHEDULE A

SOUTH 0 DEGREES 09 MINUTES EAST TO THE SW CORNER OF PARCEL 1, THE POINT OF BEGINNING.

ALSO AN EASEMENT FOR ACCESS ROADWAY, INGRESS AND EGRESS OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY, AS SET OUT IN INSTRUMENT 20030708000428210. SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO RICHARD MANZANILLA AND AMANDA MANZANILLA AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM RODNEY ELLIS AND WIFE, CARIE ELLIS RECORDED 03/28/2008 AS INSTRUMENT NO. 20080328000126180.

APN: 13 5 15 3 007 018.000

Property Address: 406 PENHALE LN, HELENA, AL 35080

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 1 day of June, 2021

Richard Manzanilla AKA
Richard J. Manzanilla Del Mar
RICHARD MANZANILLA, A/K/A
RICHARD J. MANZANILLA DEL MAR.

Amanda AKA
Amanda K. Manzanilla
AMANDA MANZANILLA, A/K/A
AMANDA K. MANZANILLA

STATE OF ALABAMA
COUNTY OF Shelby } ss.

I, John Caldwell, a Notary Public, hereby certify that **RICHARD MANZANILLA, A/K/A RICHARD J. MANZANILLA DEL MAR. AND AMANDA MANZANILLA, A/K/A AMANDA K. MANZANILLA**, 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 this 1 day of June, 2021



John Caldwell
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-02250110

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

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A LOT IN THE SW 1/4 OF SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN SOUTH 76 DEGREES EAST 413.14 FEET; RUN THENCE NORTH 7 DEGREES 53 MINUTES EAST 217.37 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE CONTINUED NORTH 7 DEGREES 53 MINUTES EAST 80 FEET; THENCE RUN NORTH 87 DEGREES 14 MINUTES EAST 70.32 FEET; THENCE RUN SOUTH 0 DEGREES 09 MINUTES EAST 80 FEET; THENCE RUN NORTH 89 DEGREES 15 MINUTES 30 SECONDS WEST 81.77 FEET TO THE POINT OF BEGINNING.

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BEING THE SAME PROPERTY CONVEYED TO RICHARD MANZANILLA IS ONE AND THE SAME PERSON AS RICHARD J. MANZANILLA DEL MAR. AND AMANDA MANZANILLA IS ONE AND THE SAME PERSON AS AMANDA K. MANZANILLA, AS JOINT TENANTS WITH RIGHTS OF

20210915000450860 09/15/2021 03:29:31 PM DEEDS 5/6

SURVIVORSHIP BY DEED FROM RODNEY ELLIS AND WIFE, CARIE ELLIS RECORDED
03/28/2008 IN DEED BOOK PAGE , IN THE PROBATE JUDGE'S OFFICE FOR 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 Richard J. Manzanilla Del Mar and Amanda K Manzanilla
 Mailing Address 406 Penhale Ln
Helena AL 35080

Grantee's Name Cathy Hudson and Erica Hudson
 Mailing Address 406 Penhale Ln
Helena AL 35080

Property Address 406 Penhale Ln
Helena AL 35080

Date of Sale June 1st, 2021
 Total Purchase Price \$ 0.00

or
 Actual Value \$

or
 Assessor's Market Value \$ 149,600.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/15/2021 03:29:31 PM
 \$189.00 JOANN
 20210915000450860

Amy S. Byrd

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 Warranty Deed
☐ 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 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 7/15/21

Print Alyssa Sedlitzky

☐ Unattested

Sign *Alyssa Sedlitzky*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1