

SEND TAX NOTICE TO:

Richard Jose Manzanilla Del Mar and Amanda Kay
Manzanilla
6620 Hwy 13
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100428

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cindy C. Hearn, an unmarried woman**, whose address is 541 Riverwoods Landing, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Richard Jose Manzanilla Del Mar and Amanda Kay Manzanilla**, whose address is 6620 Highway 13 Helena AL. 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Richard Jose Manzanilla Del Mar and Amanda Kay Manzanilla, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **6620 Highway 13, Helena, AL 35080, to-wit:**

Lot 1, of Hearn Survey in Helena situated in the S 1/2 of the SW 1/4 of Section 26, and the West half of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, as recorded in Map Book 54 Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

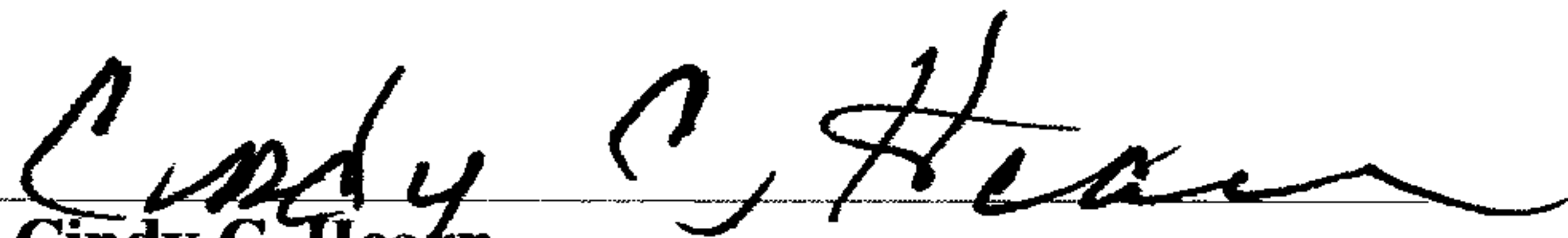
Cindy C. Hearn is the surviving grantee of the deeds recorded in Book 149 Page 930 and Book 149 Page 938, in the Probate Office of Shelby County, Alabama; the other grantee Jack S. Hearn having died on or about the 10th day of June 2019.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$294,566.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this 28th day of September, 2021.

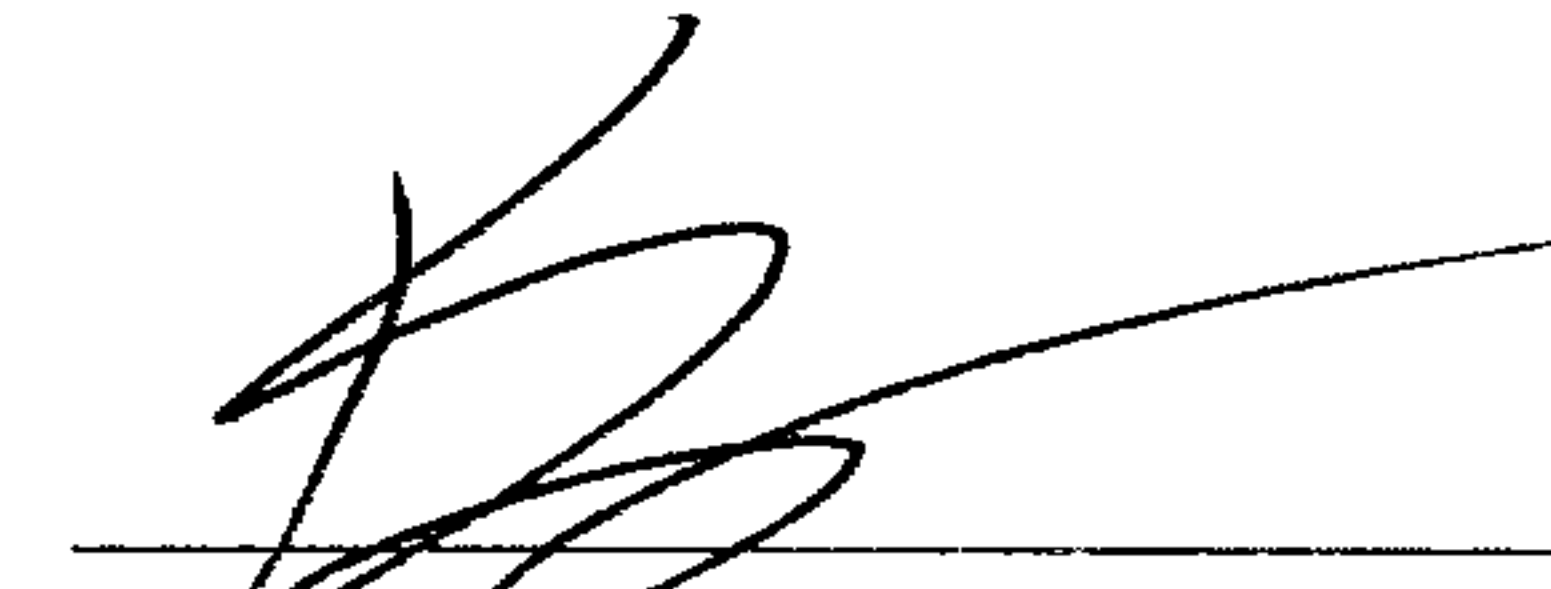

Cindy C. Hearn

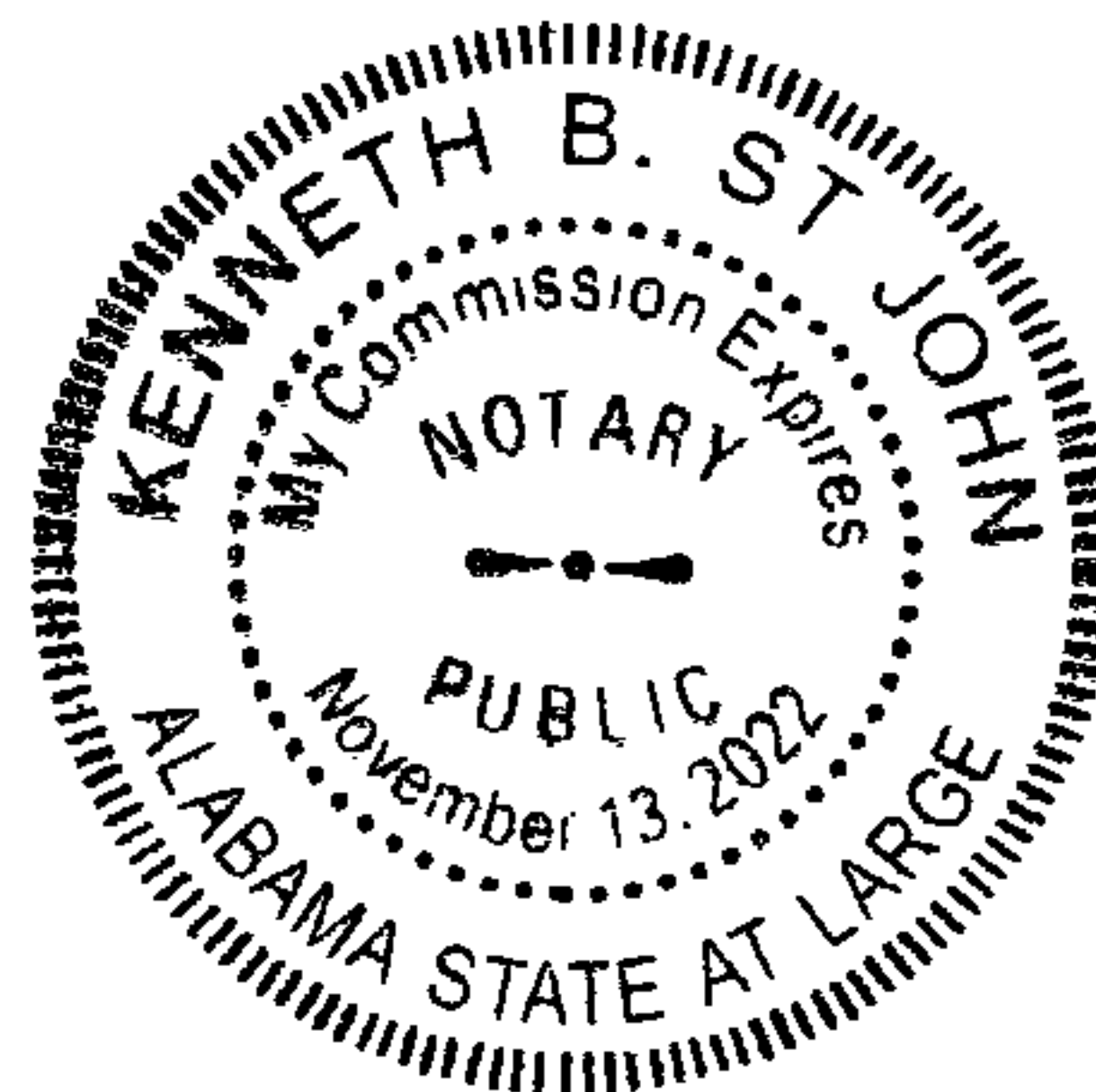
State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Cindy C. Hearn, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28th day of September, 2021.


Notary Public : Kenneth B. St. John
My commission expires: 11/13/2022



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

Grantor's Name	Cindy C. Hearn	Grantee's Name	Richard Jose Manzanilla Del Mar and
Mailing Address	541 Riverwoods Lndg	Mailing Address	Amanda Kay Manzanilla
	Helena, AL 35080		6620 Highway 13
			Helena, AL 35080
Property Address	6620 Highway 13	Date of Sale	09/28/2021
	Helena, AL 35080	Total Purchase Price	\$ 300,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ 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.

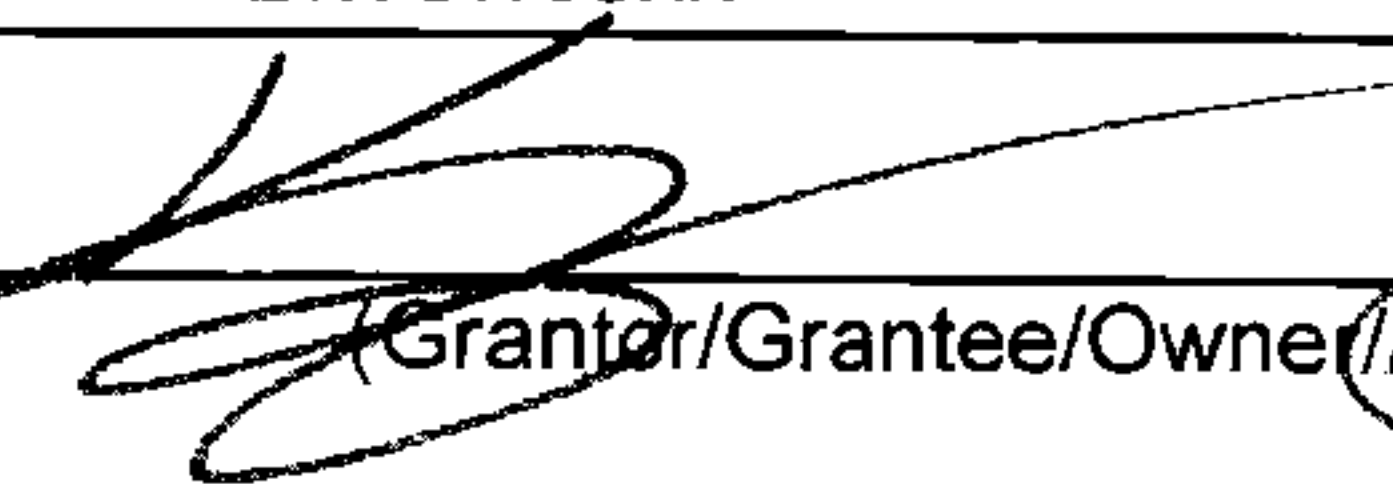
Date of Sale - the date on which interest to the property was conveyed.

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 09/28/2021Print KENNETH ST. JOHNUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****09/29/2021 08:02:44 AM****\$33.50 JOANN****20210929000473920***Allen S. Bayl*