

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27590

Send Tax Notice To: Lanie Nicole Burns

AL 590 Hwy 260
Maylene AL 35114

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fourteen Thousand Nine Hundred Ninety Nine Dollars and No Cents (\$114,999.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Torrealba Territories, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Lanie Nicole Burns**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$116,160.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of October, 2021.

TORREALBA TERRITORIES, LLC

By Deninson Torrealba
Managing Member

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for said County in said State, hereby certify that Deninson Torrealba as Managing Member of Torrealba Territories, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 5th day of October, 2021.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SE corner of NW quarter of NW quarter, Section 17, Township 21 South, Range 3 West; thence run North along the East line of said NW quarter of NW quarter a distance of 210.0 feet for point of beginning; thence continue said course along said East line a distance of 262.0 feet; thence turn left an angle of 88 degrees 09 minutes a distance of 270.0 feet; thence left an angle of 91 degrees 51 minutes a distance of 262.0 feet; turn left an angle of 88 degrees 09 minutes a distance of 270.0 feet to point of beginning. Except that part lying in right of way of paved road. Being in NW quarter of NW quarter, Section 17, Township 21 South, Range 3 West, 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	<u>Torrealba Territories, LLC</u>	Grantee's Name	<u>Lanie Nicole Burns</u>
Mailing Address	<u></u>	Mailing Address	<u>590 Hwy 260</u>
	<u></u>		<u>Maylene AL 35114</u>
Property Address	<u>590 Highway 260</u>	Date of Sale	<u>October 05, 2021</u>
	<u>Maylene, AL 35114</u>	Total Purchase Price	<u>\$114,999.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 October 04, 2021

Print Torrealba Territories, LLC

 Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2021 02:48:26 PM
\$29.00 CHERRY
20211005000486720

Alex S. Bayl

Form RT-1