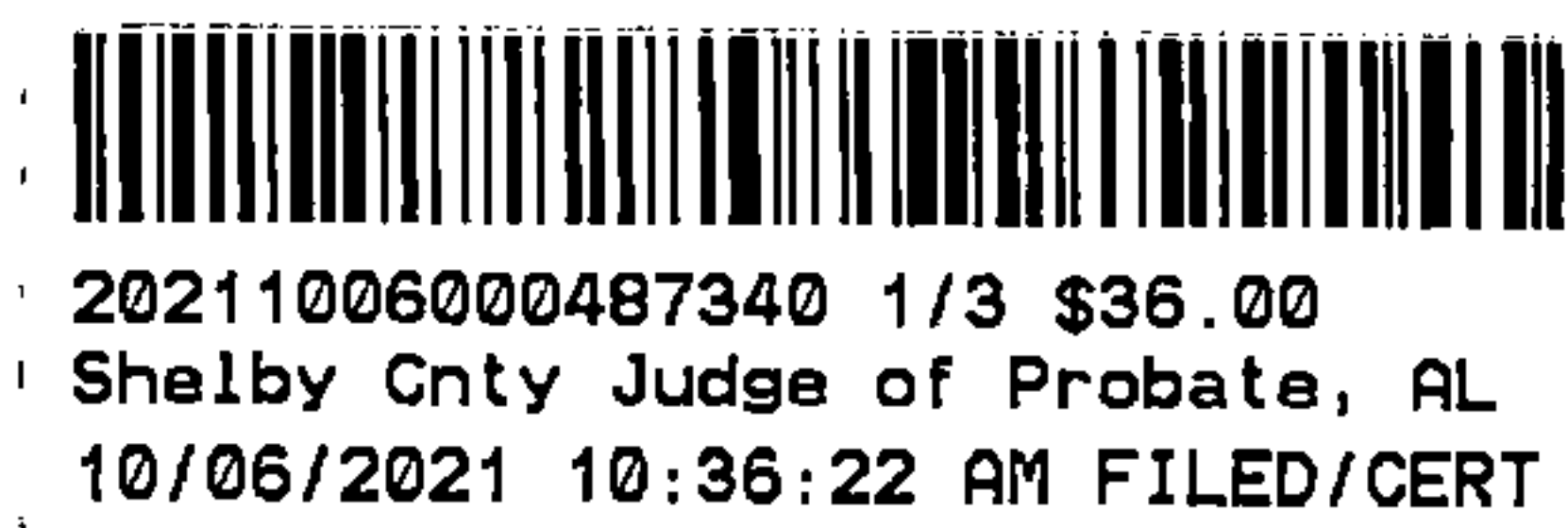


This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
725 West Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Manuel Antonio Abarca Hernandez  
15 Co Rd 1042  
Jemison AL 35085

STATE OF ALABAMA )  
SHELBY COUNTY )  
WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Eight Thousand and 00/100 Dollars (\$8,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Richard Smith**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Manuel Antonio Abarca Hernandez**, 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

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

NOTE: Property is not homestead for grantor.

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 Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors 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 Grantors thereto on this date the 1st day of October, 2021 at 725 West Street, Montevallo, Alabama 35115.

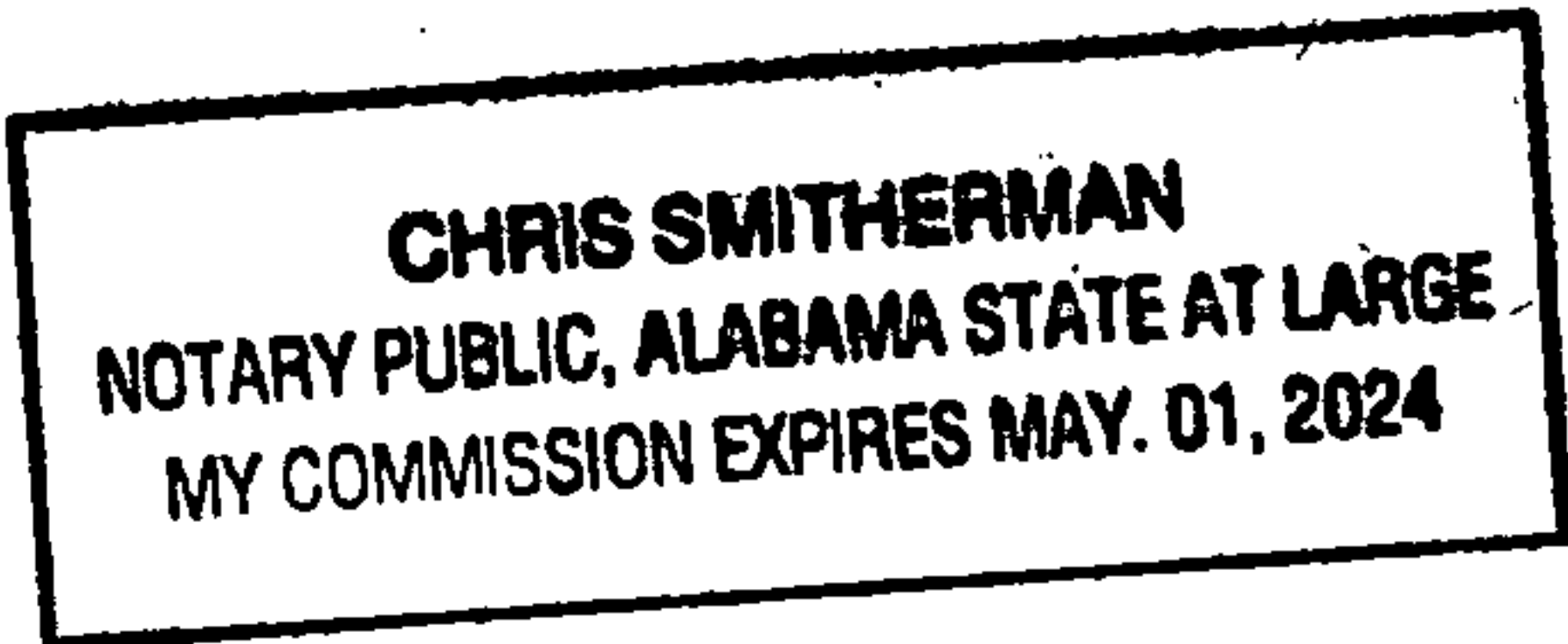
GRANTOR  
[Signature] (L.S.)  
Richard Smith

Shelby County, AL 10/06/2021  
State of Alabama  
Deed Tax: \$8.00

STATE OF ALABAMA )  
SHELBY COUNTY )  
ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Richard Smith, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of October, 2021.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 05/01/2024

## **EXHIBIT A**



20211006000487340 2/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/06/2021 10:36:22 AM FILED/CERT

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 89 degrees 55 minutes 00 seconds West, a distance of 315.95 feet; thence North 00 degrees 02 minutes 08 seconds East, a distance of 510.14 feet to the point of beginning; thence continue along the last described course, a distance of 294.44 feet to the Southerly right of way line of Shelby County Highway 10 (80-foot right of way), and the point of beginning of a non-tangent curve to the left, having a radius of 460.00 feet, a central angle of 06 degrees 05 minutes 30 seconds, and subtended by a chord which bears South 74 degrees 15 minutes 35 seconds West, and a chord distance of 48.88 feet; thence along the arc of said curve and said right of way line, a distance of 48.91 feet; thence South 70 degrees 08 minutes 52 seconds West and along said right of way line, a distance of 56.35 feet; thence South 00 degrees 07 minutes 46 seconds East and leaving said right of way line, a distance of 295.86 feet; thence North 69 degrees 02 minutes 04 seconds East, a distance of 65.33 feet; thence North 74 degrees 42 minutes 19 seconds East, a distance of 39.60 feet to the point of beginning.



## 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 Smith  
Mailing Address 612 Keith Avenue  
Anniston AL 36207

Grantee's Name Manuel Antonio Abarrá  
Mailing Address Hernandez  
15 Co Rd 1042  
Jemison AL 35085

Property Address 6665 Hwy 10  
Montevallo AL 35215

Date of Sale 09/30/2021  
Total Purchase Price \$ 8000.00

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  
☐ 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 10/01/21  
Unattested

Print

Chris Smithman

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



20211006000487340 3/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/06/2021 10:36:22 AM FILED/CERT

Form RT-1