



20211007000490170 1/4 \$62.00
Shelby Cnty Judge of Probate, AL
10/07/2021 02:20:40 PM FILED/CERT

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

Send Tax Notice:
Homero Soto
314 Mardis Lane
Alabaster, AL 35007

This instrument was prepared without benefit of title insurance.

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Thirty One Thousand and 00/100 Dollars (\$31,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Karen Alley, Stormy J. Harris, Skylar S. Harris**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Homero Soto**, 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 22 day of March, 2021 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR
Karen Alley (L.S.)
Karen Alley

STATE OF ALABAMA)
) ACKNOWLEDGMENT
SHELBY COUNTY)

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Karen Alley, 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 22 day of March, 2021.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/21/24

ANGELA TUBBS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 21, 2024

Shelby County, AL 10/07/2021
State of Alabama
Deed Tax: \$31.00



20211007000490170 2/4 \$62.00
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GRANTOR

Stormy J. Harris (L.S.)
Stormy J. Harris

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Stormy J. Harris, 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 22 day of March, 2021.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/21/24
ANGELA TUBBS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 21, 2024

GRANTOR

Skylar S. Harris (L.S.)
Skylar S. Harris

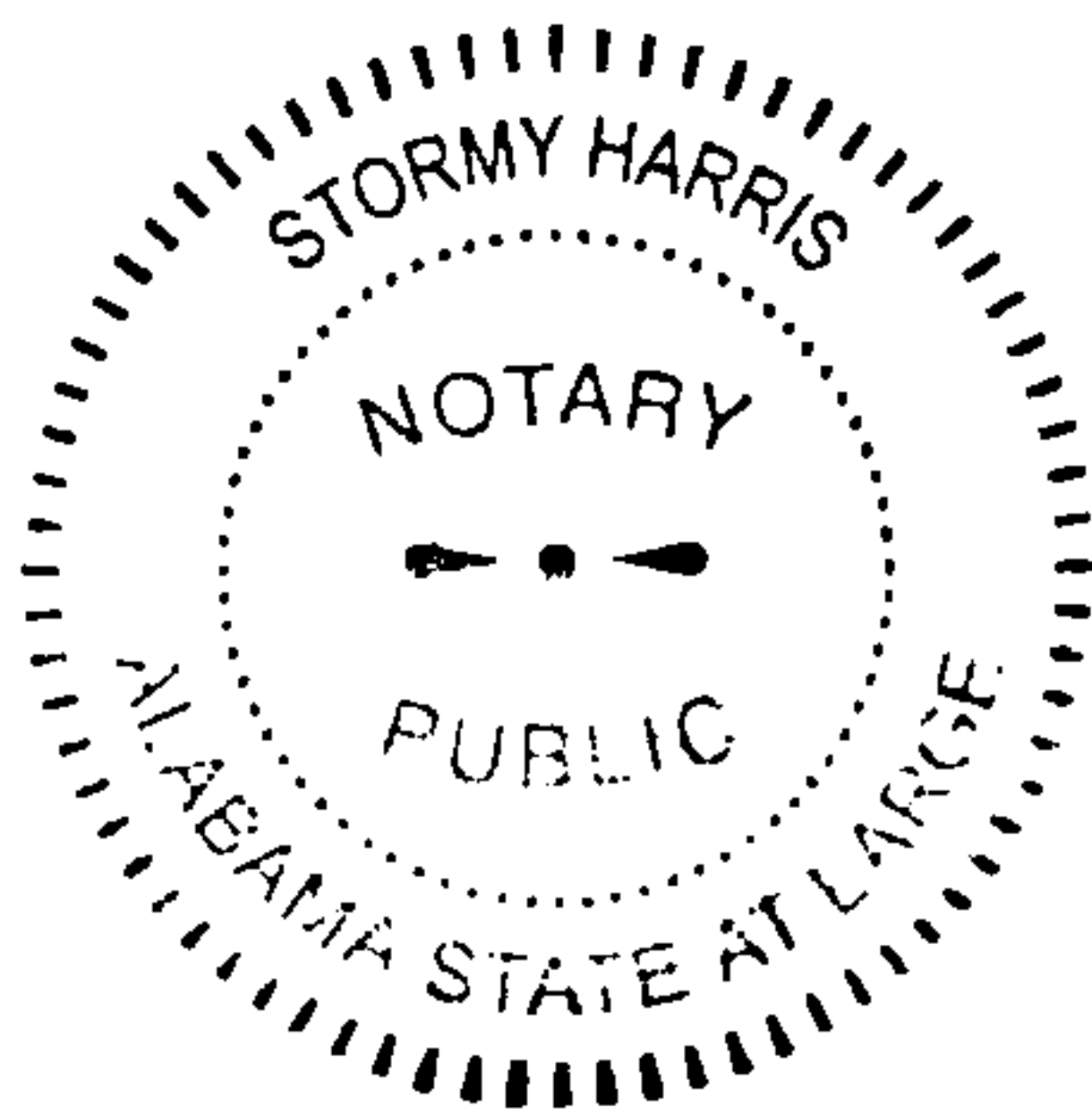
STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Stormy Harris, a Notary Public for the State at Large, hereby certify that the above posted name, Skylar S. Harris, 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 22 day of March, 2021.



Stormy Harris
STORMY HARRIS
NOTARY PUBLIC
My Commission Expires: Aug. 30, 2022
Notary Public, Alabama State At Large
My Commission Expires Aug. 30, 2022

Exhibit A



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Part of the NW 1/4 Sec 23, TWP 21 S; R 3 W Shelby Co. Ala., being more particularly described as follows: From the NE corner of lot 8 block 5, Green Valley 2nd Sector as recorded in Map Book 6 Page 21 Probate office of Shelby County, run in a Southern direction a distance of 163 feet along east line of Lot 8 Block 5, thence turn an angle to the left and run in an easterly direction along an extension of the South line of said Lot 8 Block 5 for a distance of 99.56 feet, thence turn an angle to the left and run Northerly along the extended line of Lot 10 Block 5 a distance of 189.06 feet to the Southeast corner of said Lot 10, thence turn an angle to the left and run Westerly along South line of said Lot 10 a distance of 113 feet to the South west corner of said Lot 10, thence turn an angle to the left and run along the ROW of Mardis Lane 52 feet more or less 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 Karen Alley, Stormy J Harris Skyler Harris
Mailing Address 7904 Highway 191
Maplesville, AL 36750

Grantee's Name Homero Sato
Mailing Address 314 Mardis Lane
Alabaster, AL 35007

Property Address no property
address

Date of Sale _____
Total Purchase Price \$ 31,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 10/7/2021

Print Yoana Sato

Sign Yoana Sato

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1