

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Juan Hernandez
464 Highway 24
Montevallo, AL 35115

GENERAL WARRANTY DEED

20211101000526470
11/01/2021 12:22:02 PM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty Thousand And No/100 Dollars (\$180,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Buck Creek Concrete, LLC, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Juan Hernandez (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A lot or parcel of land located in the NE 1/4 of the SE 1/4 of Section 35, Township 21, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 35, Township 21, Range 3 West run thence West along the North boundary line of said 1/4-1/4 section a distance of 210 feet to a point; thence run South and parallel with the East boundary line of said 1/4-1/4 section a distance of 210 feet to a point; run thence East and parallel with the North line of said 1/4-1/4 section a distance of 210 feet to a point on the East line of said 1/4-1/4 section; thence North along said East line a distance of 210 feet to point of beginning.

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.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 29th day of Oct, 2021.

Buck Creek Concrete, LLC

BY: Robb M. Williams

Robb M Williams
Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

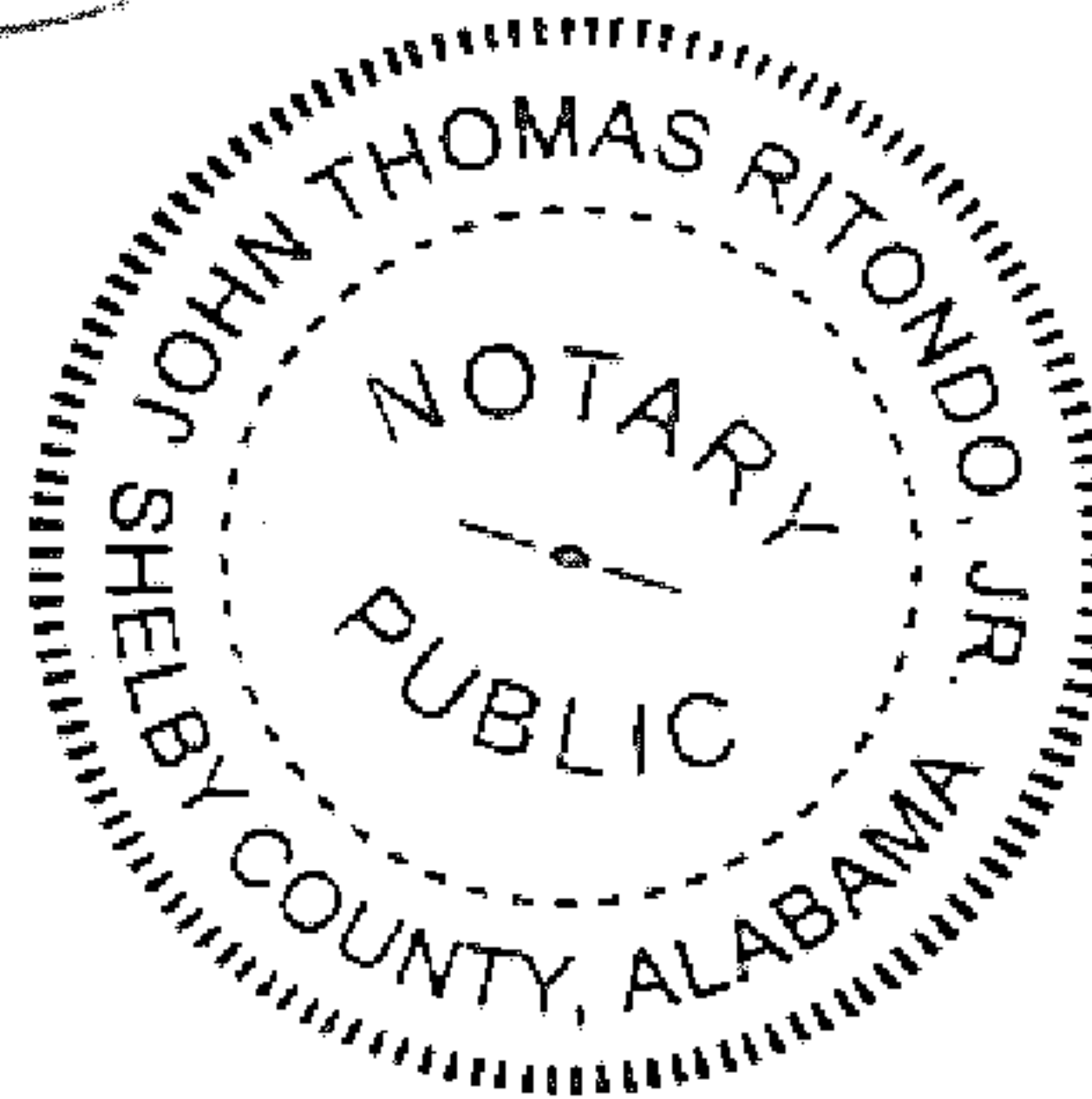
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Robb M Williams, whose name as Managing Member of Buck Creek Concrete, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 29th day of Oct, 2021.

[Signature]
Notary Public

My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Buck Creek Concrete, LLC

Grantee's Name Juan Hernandez

Mailing Address 5878 Shades Run Ln
Hoover 35244Mailing Address 464 Highway 24
Montevallo, AL 35115Property Address 464 Highway 24
Montevallo, AL 35115

Date of Sale October 29, 2021

Total Purchase Price \$180,000.00

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 - Buck Creek Concrete, LLC, 5878 Shades Run Ln, Hoover 35244.

Grantee's name and mailing address - Juan Hernandez, 464 Highway 24, Montevallo, AL 35115.

Property address - 464 Highway 24, Montevallo, AL 35115

Date of Sale - October 29, 2021.

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.

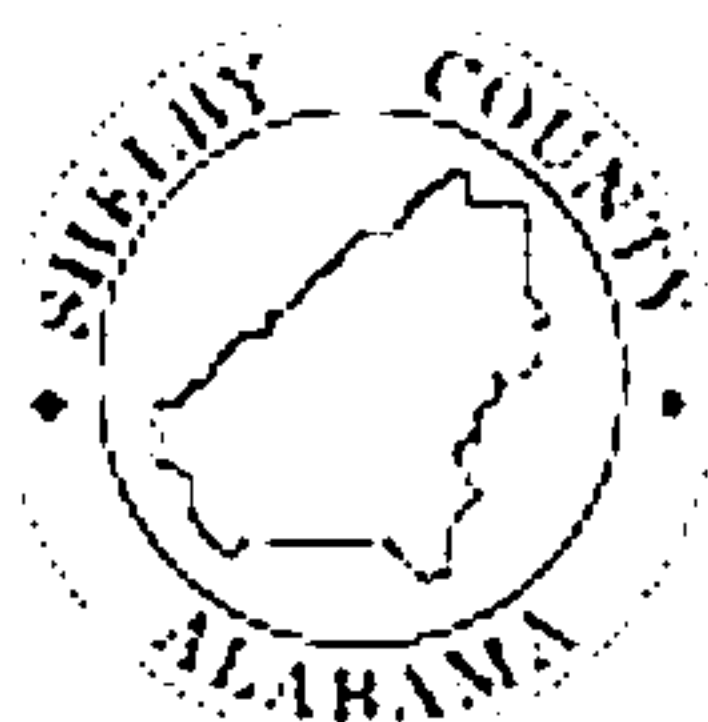
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: October 29, 2021

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2021 12:22:02 PM
\$208.00 BRITTANI
20211101000526470

Allen S. Bayl