

20211109000541560  
11/09/2021 09:59:25 AM  
DEEDS 1/5

This Instrument was Prepared by:

Send Tax Notice To: Ericka Lorenzo Melquiades

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

322 Fram Dr  
Alabaster AL 35007

File No.: S-21-27646

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Nine Thousand Dollars and No Cents (\$39,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mary Lou Hall, a single woman, Billy Simon Hall, Jr., a married man, Billy Dwayne Clark, a married man and Jessica Lynn Clark Ray, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ericka Lorenzo Melquiades**, (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

**Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Property constitutes no part of the homestead of the Grantor herein or their spouses, if any.**

**\$0.00** 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8<sup>th</sup> day of Nov, 2021.

Mary Lou Hall  
Mary Lou Hall

Billy Simon Hall Jr.  
Billy Simon Hall Jr.

Billy Dwayne Clark  
Billy Dwayne Clark

State of Alabama

County of Shelby


I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary Lou Hall, Billy Simon Hall, Jr. and Billy Dwayne Clark, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of November, 2021.

[Signature]  
Notary Public, State of Alabama

My Commission Expires: 9-1-24

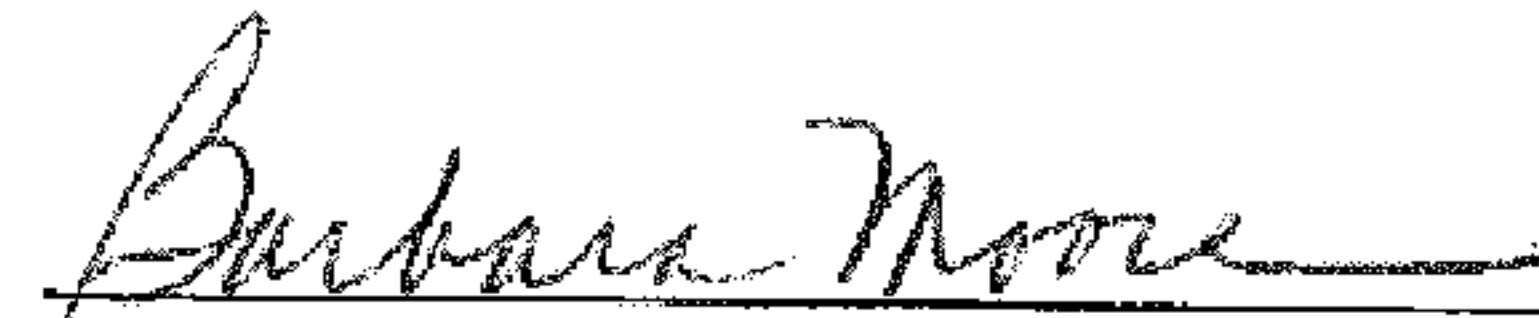


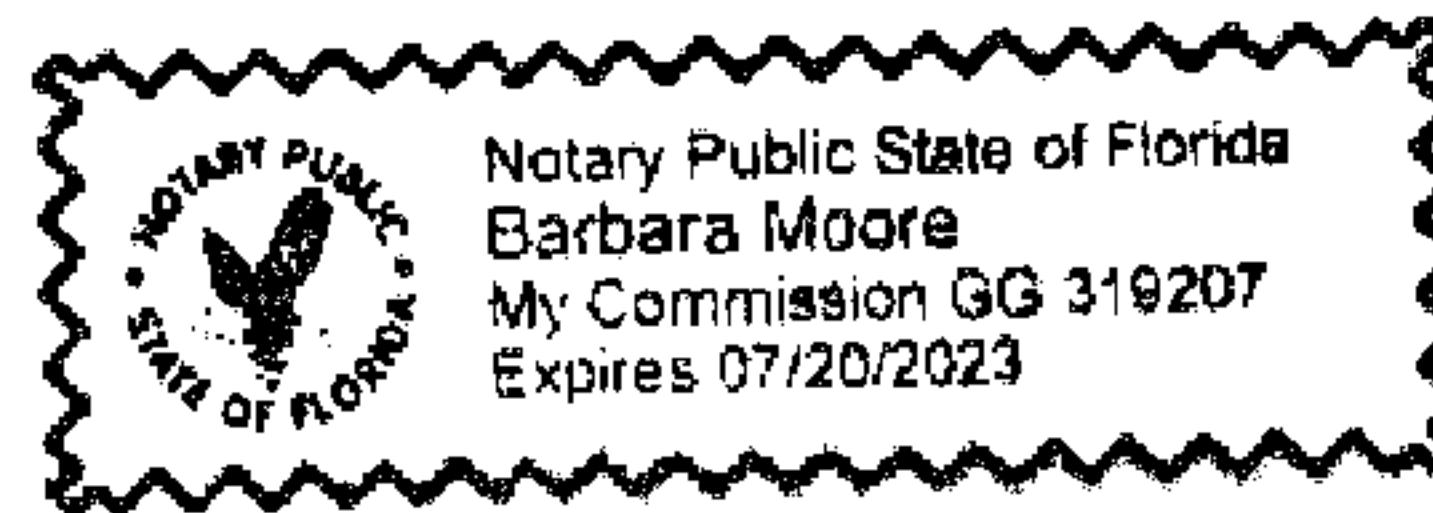
  
Jessica Lynn Clark Ray

**STATE OF FLORIDA  
COUNTY OF**

I, BARBARA MOORE, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jessica Lynn Clark Ray, 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 this 4 day of November, 2021.

  
Notary Public  
My Commission Expires:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land lying in the NW 1/4 of SE 1/4, Section 12, Township 21 South, Range 3 West, and more particularly described as follows:  
Starting at the Northwest corner of said NW 1/4 of SE 1/4, Section 12, Township 21 South, Range 3 West, run easterly along the North boundary line of said NW 1/4 of SE 1/4 a distance of 223.0 feet to an iron marker in the East R/W fence of Interstate Highway I-65; thence continue easterly along the said North boundary line of said NW 1/4 of SE 1/4 a distance of 197.0 feet to a steel fence post in a chain link fence, on the East R/W of a paved road, the point of beginning; thence continue easterly along said North boundary line of said NW 1/4 of SE 1/4 a distance of 210.0 feet to an iron marker at a fence corner; thence turn an angle of 90 degrees 00 minutes to the right and run southerly along a fence a distance of 57.0 feet to an iron marker in said fence; thence turn an angle of 78 degrees 11 minutes to the right and run southwesterly a distance of 210.1 feet to an iron marker on the East R/W of said paved road; thence run northerly along said R/W along a curve to the left and then to the right a distance of 100.0 feet to the point of beginning. Said parcel of land lies in the said NW 1/4 of SE 1/4, Section 12, Township 21 South, Range 2 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	Mary Lou Hall Billy Simon Hall Jr. Billy Dwayne Clark Jessica Lynn Clark Ray	Grantee's Name	Ericka Lorenzo Melquiades
Mailing Address	<u>104 Pebble Dr</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>322 Fran Dr</u> <u>Alabaster AL 35007</u>
Property Address	<u>192 Shadow Dr.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>November 04, 2021</u>
		Total Purchase Price	<u>\$39,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 November 03, 2021

Print Mary Lou Hall

**Unattested**

Sign

Mary Lou Hall  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Form RT-1**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/09/2021 09:59:25 AM  
\$75.00 JOANN  
20211109000541560

*Ann S. Bayl*