



20211130000570400 1/4 \$100.50
Shelby Cnty Judge of Probate, AL
11/30/2021 01:39:46 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Dominic T. Melendez

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

market Value
\$104,150

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Taylor Melendez, a married man**, and **Megan Melendez, a married woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Dominic T. Melendez**, hereinafter known as the GRANTEE;

A lot in the SW 1/4 of the SW 1/4 of Section 21, Township 22 South, Range 2 West in the Town of Calera described as follows: Commence at the Northwest corner of Lot 5 of Farris Estates as recorded in Map Book 4 page 13 in the Office of the Judge of Probate of Shelby County, Alabama; Thence run Northeast 57.77 feet along the North line of said Lot 5 to the Point of Beginning; Thence continue last course 114.00 feet along the North line of said Lot 5 and Lot 6 of said Farris Estates; thence turn left 93 degrees 00 min. 30 sec. and run Northwest 233.43 feet to the Southeast right-of-way of Alabama Highway # 25; Thence turn left 91 degrees 42 min. 22 seconds and run Southwest along said right-of-way 113.74 feet; Thence turn left 88 degrees 15 min. 16 seconds and run Southeast 224.03 feet to the Point of Beginning; being situated in Shelby County, Alabama.

LESS & EXCEPT the following described property, lying and being in Shelby County, Alabama, and more particularly described as follows; and as shown on the right-of-way map of Project No. S-44-10 of record in the State of Alabama Highway Department, a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein:

Commencing at the southwest corner of the NW 1/4 of th SW 1/4, Section 21, Township 22 South, Range 2 West; Thence northerly along the west line of said NW 1/4 of SW 1/4, a distance of 332 feet, more or less, to the centerline of Project No. S-44-10; Thence North 66 degrees 00 min. 11 seconds East along the centerline of said project, a distance of 225 feet, more or less, to Station 332+00; thence turn an angle of 90 degrees 00 min. to the right and run a distance of 35 feet to the Point of Beginning of the property herein to be conveyed;

Shelby County, AL 11/30/2021
State of Alabama
Deed Tax: \$69.50



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Thence South 66 degrees 00 min. 11 seconds West, parallel with the centerline of said project, a distance of 25 feet, more or less, to the West property line; Thence northerly along said West property line, a distance of 10 feet, more or less, to the present southeast right-of-way line of Alabama Highway No. 25; Thence northeasterly along said present southeast right-of-way line, a distance of 125 feet, more or less, to the East property line; Thence southerly along said East property line, a distance of 10 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of said project; Thence South 66 degrees 00 min. 11 seconds West, parallel with the centerline of said project, a distance of 100 feet, more or less, to the Point of Beginning.

Subject to any and all easements, rights of way, covenants and restrictions of record.


THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER GRANTOR HEREIN.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20110104000001440, in the Probate Judge's Office of Shelby County, Alabama.

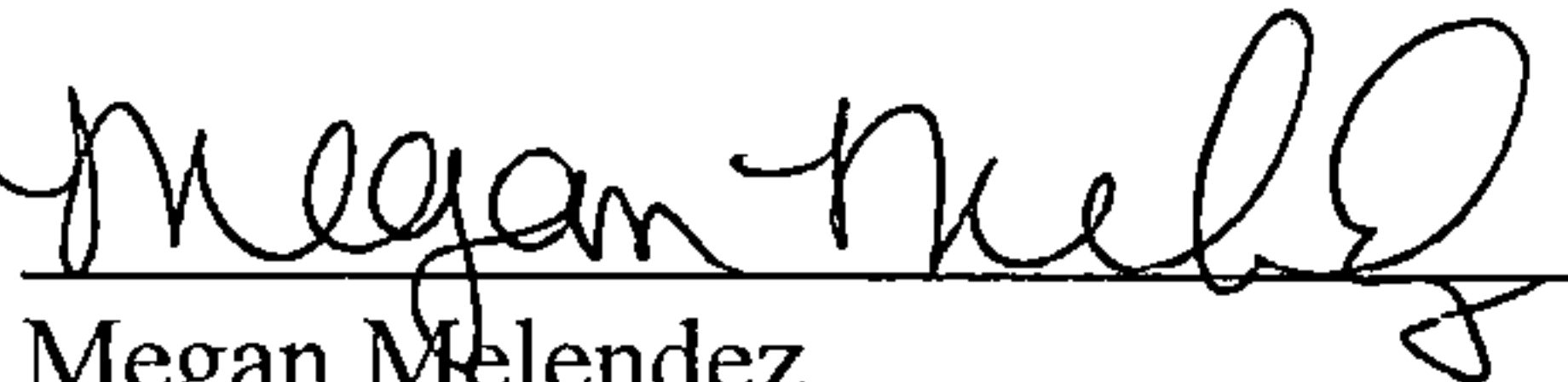
TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 30th Day of November, 2021.



Taylor Melendez
Grantor



Megan Melendez
Grantor

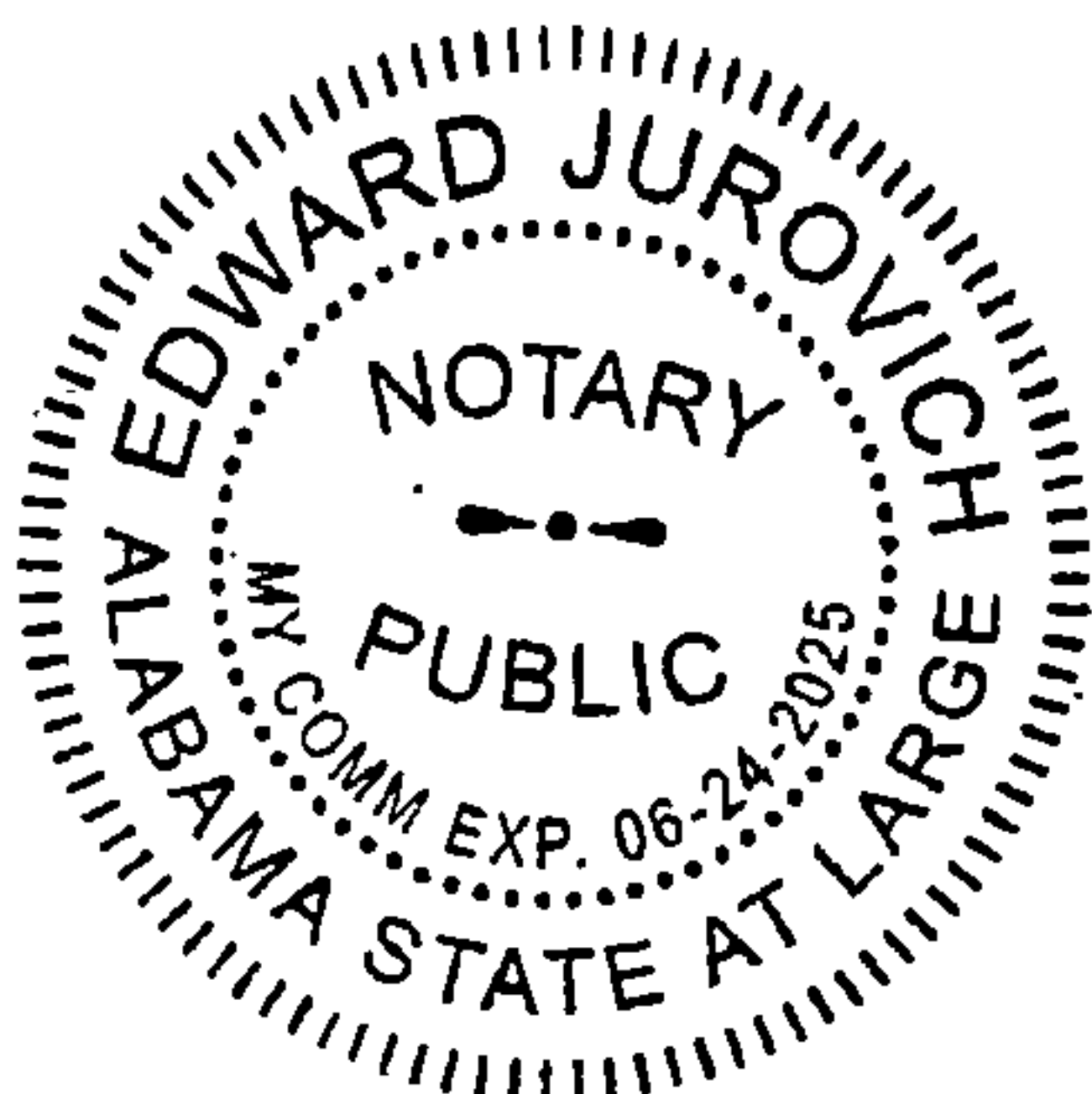


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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Taylor Melendez, married man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 30 Day of November, 2021.



Edward Jurovich
NOTARY PUBLIC
My Commission Expires: 6/24/2025

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Megan Melendez, married woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

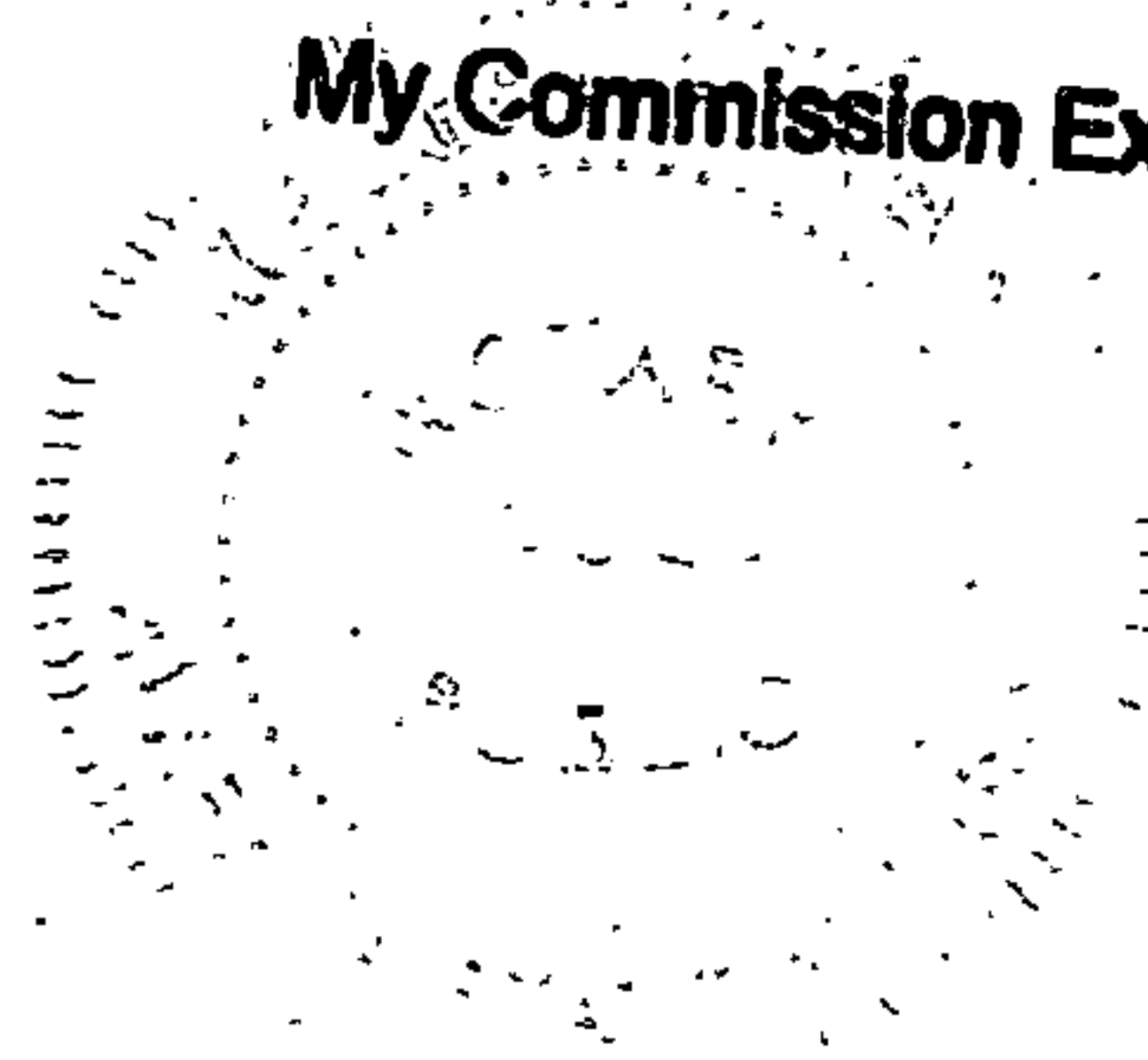
Given under my hand and official seal of office on this the 30th Day of November, 2021.

Alissa Harris
NOTARY PUBLIC
My Commission Expires:

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

My Commission Expires May 1, 2023



Real Estate Sales Validation Form

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

Grantor's Name Taylor Melendez
Mailing Address Megan Melendez
P.O. Box 1281
Calera, AL 35040

Grantee's Name Dominic Melendez
Mailing Address _____

Property Address 10194 Hwy. 25
Calera, AL 35040

Date of Sale 11/29/21
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 104,150.23 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 Tax Value

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 11/29/21

Print X TAYLOR MELENDEZ

Unattested

(verified by)

Sign X Taylor Melendez
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1