

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Julian Esquivel
0 County Road 270
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY FIVE THOUSAND AND 00/100 (\$95,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **S&M Development, LLC, a(n) Alabama Limited Liability Company, and Michael D. Nichols, an unmarried man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Julian Esquivel** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A tract of land located in the Northwest 1/4 of the Southeast 1/4, the Southwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 29, township 21 South, Range 4 West, Shelby County, Alabama, described as follows:

That part lying in the Northwest 1/4 of the Southeast 1/4 of said Section 29.

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4; the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4; the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4

That part of the Southwest 1/4 of the Southeast 1/4 of said Section 29.
The West 1/2 of the Northeast 1/4 of the Southwest 1/4, of the Southeast 1/4; the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4

That part of the Northeast 1/4 of the Southwest 1/4 of said Section 29.
The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4

That part of the Southeast 1/4 of the Southwest 1/4 of said Section 29.
The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4

Containing 50 acres, more or less, less and excepting Shelby County Road # 270.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 3rd day of December, 2021.


S&M Development, LLC
By: Jason Spinks
Its: Manager

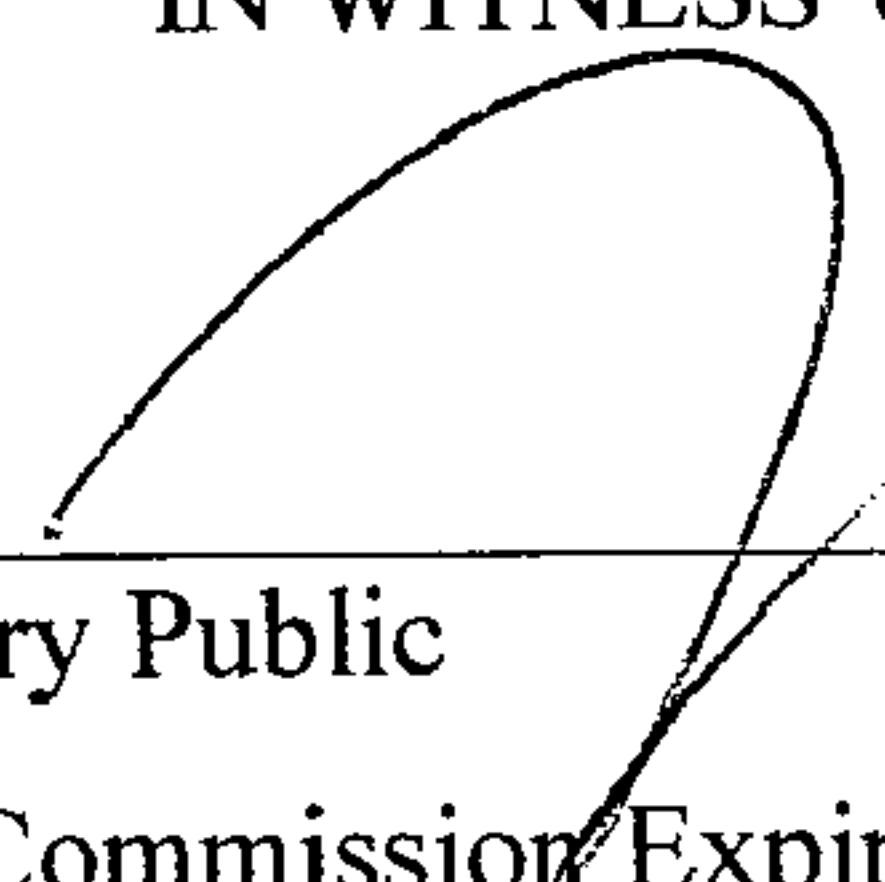

Michael D. Nichols

STATE OF ALABAMA
 Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of **S&M Development, LLC and Michael D. Nichols**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of December, 2021.


 Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
 Notary Public, Alabama State At Large
 My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name S&M Development, LLC and Michael D. NicholsMailing Address 100 Carrington Lane
Calera, AL 35040Property Address 0 County Road 270
Montevallo, AL 35115Grantee's Name Julian Esquivel
Mailing Address 0 County Road 270
Montevallo, AL 35115Date of Sale December 3, 2021
Total Purchase Price \$95,000.00Or
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 - 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).

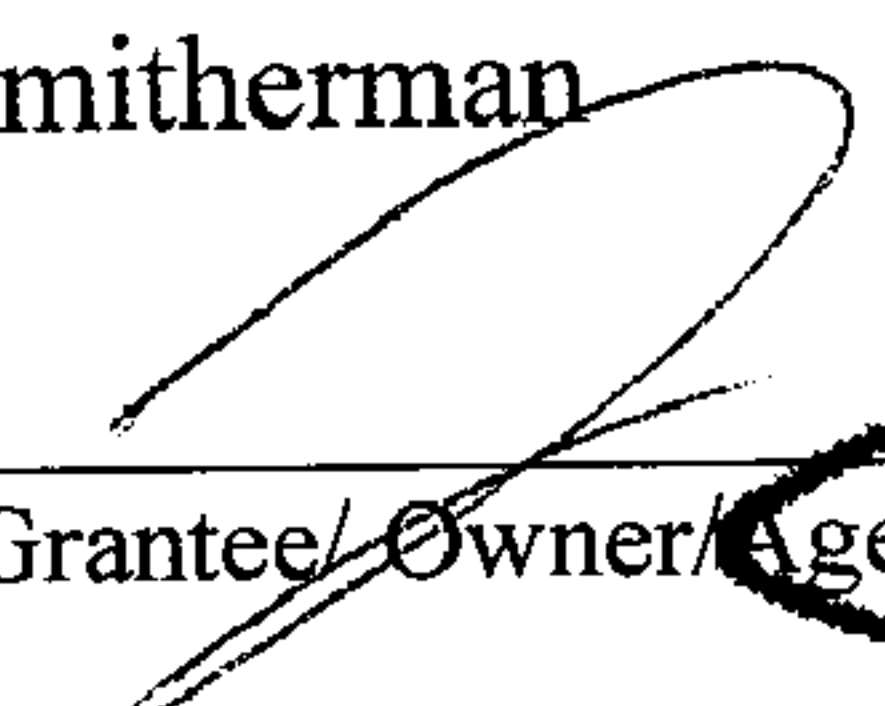
I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date December 3, 2021

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2021 02:11:35 PM
\$123.00 BRITTANI
20211203000578740

Alicia S. Byrd

Form RT-1