

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Arnoldo Morales Martinez
3555 Lorna Road, Apt. A
Vestavia Hills, AL 35216

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Seventy Thousand and no/100 Dollars (\$70,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JUAN PABLO ARREOLA MONTES DEOCA and CANDACE ARREOLA, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **ARNOLDO MORALES MARTINEZ** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

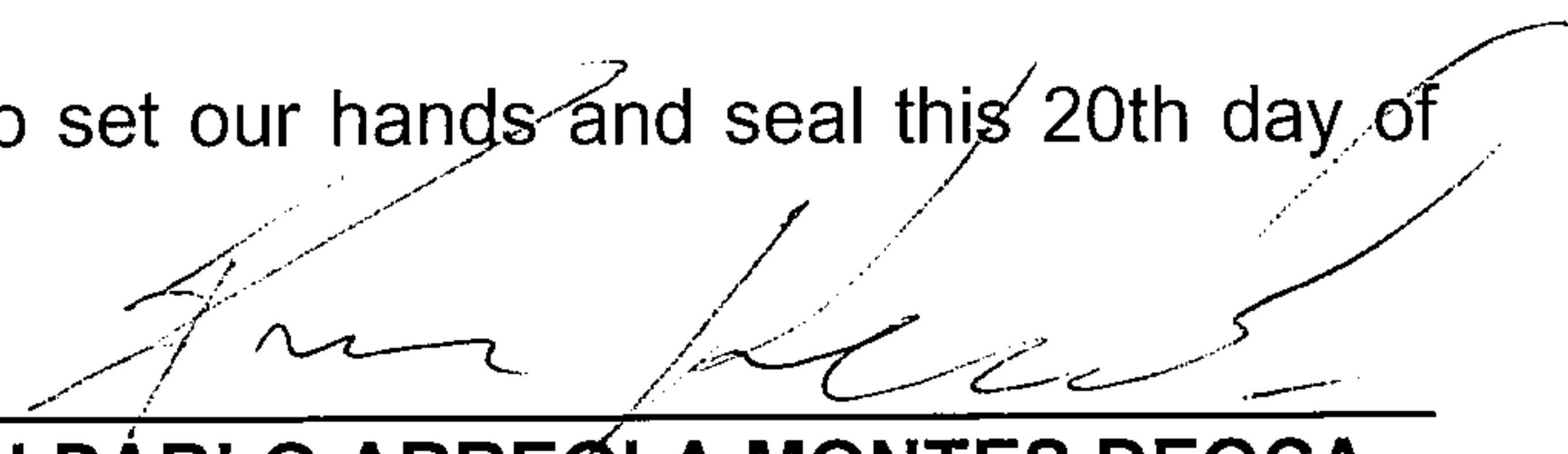
SEE EXHIBIT "A" ATTACHED HERETO.

JUAN PABLO ARREOLA MONTES DEOCA is one and the same person as JUAN PABLO ARREOLA, the Grantee in that certain deed recorded in Instrument No. 20180222000056010.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal this 20th day of December, 2021.



JUAN PABLO ARREOLA MONTES DEOCA



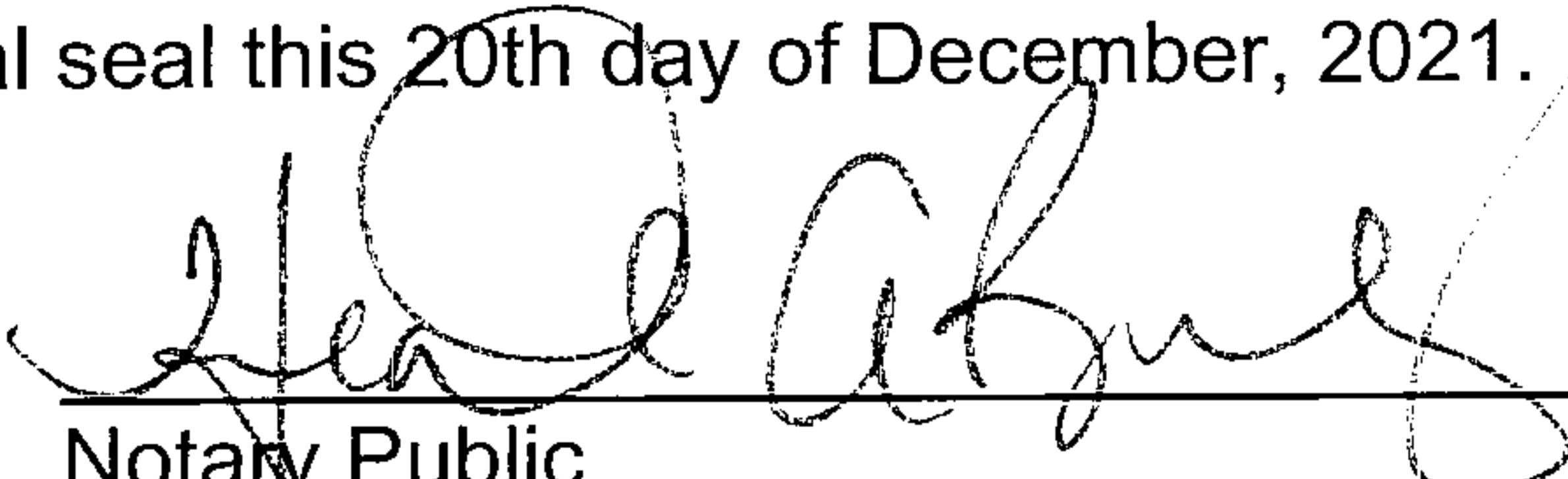
CANDACE ARREOLA

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JUAN PABLO ARREOLA MONTES DEOCA and CANDACE ARREOLA**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2021.



Notary Public

My Commission Expires: _____

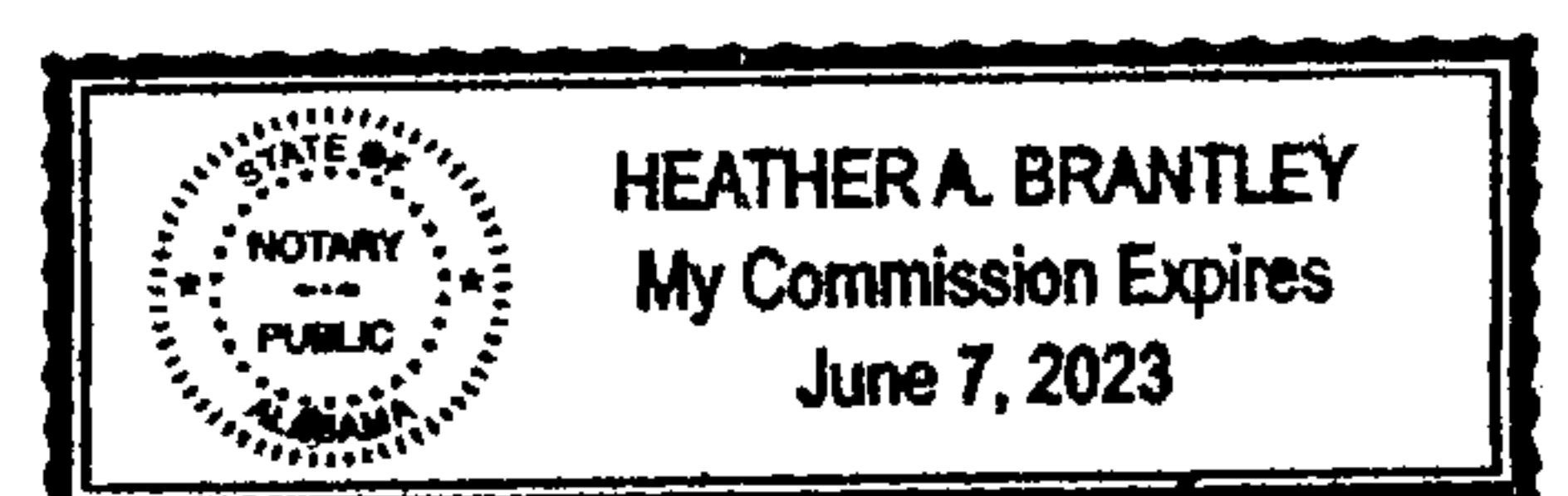


EXHIBIT "A"

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence North 88 degrees 07 minutes 12 seconds West along the South line of said quarter-quarter a distance of 670.00 feet to a point; thence run North 00 degrees 24 minutes 34 seconds East a distance of 200.17 feet to a point; thence run North 88 degrees 07 minutes 12 seconds West a distance of 61.43 feet to a half inch steel rebar corner and the point of beginning of the property being described; thence run North 88 degrees 07 minutes 12 seconds West a distance of 514.19 feet to a one half inch steel rebar corner; thence run North 00 degrees 09 minutes 54 seconds East a distance of 475.64 feet to a one half inch steel rebar corner; thence run South 88 degrees 15 minutes 30 seconds East a distance of 514.19 feet to a one half inch steel rebar corner; thence run South 00 degrees 09 minutes 54 seconds a distance of 476.88 feet to the point of beginning

Less and except the following:

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 15, Township 21 south, Range 3 West, Shelby County, Alabama and run thence S 00 degrees 24 minutes 34 seconds West along the East line of said quarter—quarter 678.76 feet to a point; Thence run N 88 degrees 15 minutes 30 seconds West, 1,148.09 feet to a rebar corner and the point of beginning of the property being described; Thence run S 00 degrees 06 minutes 51 seconds West, 475.61 feet to a rebar corner; Thence run N 88 degrees 07 minutes 12 seconds West, 100.00 feet to a rebar corner; Thence run North 00 degrees 06 minutes 47 seconds East, 475.30 feet to a rebar corner; Thence run South 88 degrees 17 minutes 55 seconds East, 100 feet to the point of beginning.

All situated in Shelby County, Alabama.

PARCEL NO.: 23-5-15-0-002-001.007

Real Estate Sales Validation Form

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

Grantor's Name	Juan Pablo Arreola Montes Deoca	Grantee's Name	Arnoldo Morales Martinez
Mailing Address	Candace Arreola 1039 7 th Avenue S.W. Alabaster, AL 35007	Mailing Address	3555 Lorna Road Apt. A Vestavia Hills, AL 35216
Property Address	497 Biddie Lane Alabaster, AL 35007	Date of Sale	December 20, 2021
		Total Purchase Price	\$70,000.00
		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 - 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.

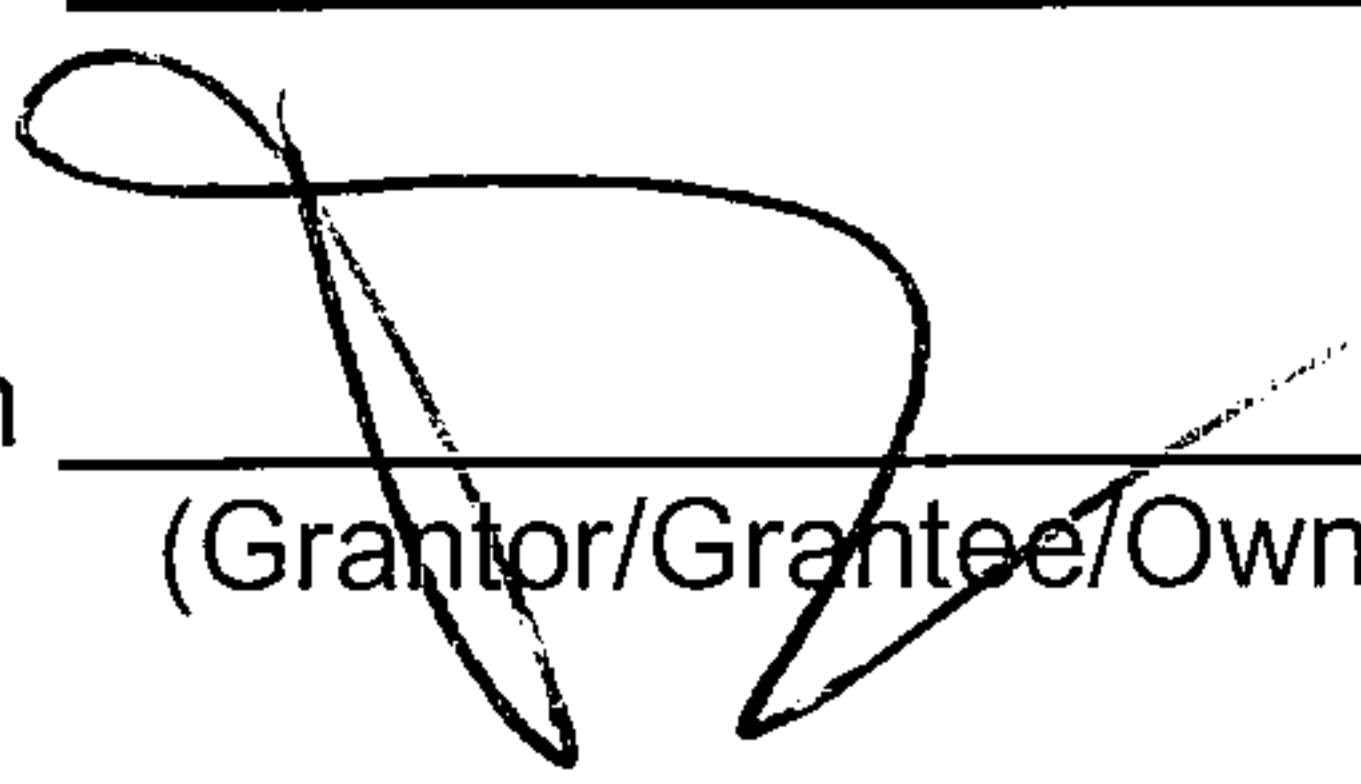
Date of Sale - the date on which interest to the property was conveyed.

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.

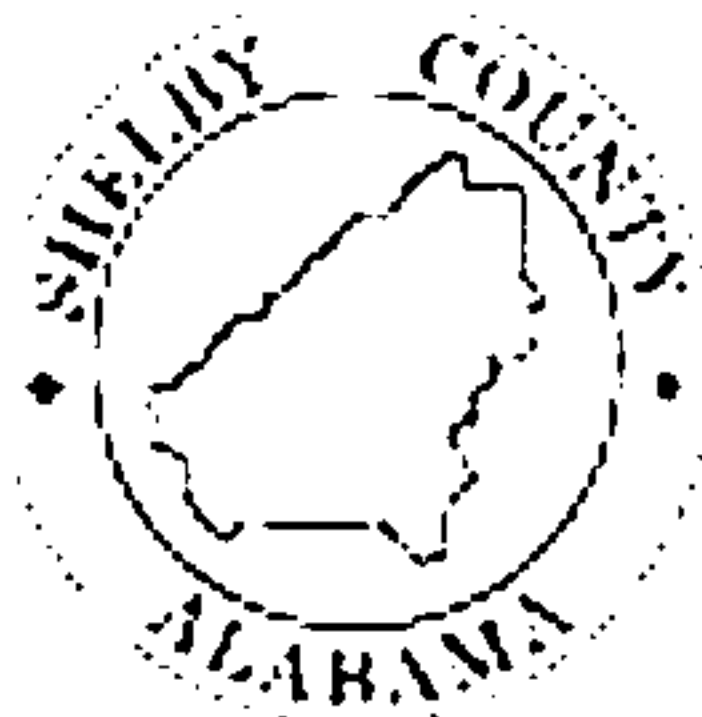
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
☐ Unattested	Sign 
(verified by)	(Grantor/Grantee/Owner/ Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2021 08:17:22 AM
\$98.00 KIMBERLY
20211230000612410

Alvin S. Bayl