

20220106000006270
01/06/2022 08:19:13 AM
DEEDS 1/3

When Recorded Mail to:

TITLEMAX
88 SILVA LANE
MIDDLETOWN, RI 02842

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:

JASON F. ARIAS AND BRANDY ARIAS
525 HIGHWAY 61
COLUMBIANA, AL 35051
CONSIDERATION: \$0.00

WARRANTY DEED

For good consideration, I (we) JASON F. ARIAS, MARRIED, WHO ACQUIRED TITLE WITHOUT MARITAL STATUS, whose mailing address is 525 HIGHWAY 61 , COLUMBIANA, AL 35051, hereby bargain, deed and convey to JASON F. ARIAS AND BRANDY ARIAS HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, whose mailing address is 525 HIGHWAY 61 , COLUMBIANA, AL 35051, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW1/4 OF THE NE1/4, SECTION 7, TOWNSHIP 22 SOUTH, RANGE 1 EAST; THENCE SOUTH 89 DEGREES 24 MINUTES WEST (MB) FOR A DISTANCE OF 208.90 FEET TO A POINT; THENCE TURN AN ANGLE OF 89 DEGREES 51 MINUTES TO THE RIGHT AND PROCEED NORTH 45 MINUTES WEST (MB) FOR A DISTANCE 12.0 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF COUNTY HIGHWAY 61, BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 45 MINUTES WEST (MB) FOR A DISTANCE OF 344.35 FEET TO A POINT (IRON PIN); THENCE TURN AN ANGLE OF 98 DEGREES 6 MINUTES 30 SECONDS TO THE LEFT AND PROCEED SOUTH 81 DEGREES 8 MINUTES 30 SECONDS WEST (MB) FOR A DISTANCE OF 198.55 FEET TO A POINT (IRON PIN); THENCE TURN AN ANGLE OF 80 DEGREES 22 MINUTES TO THE LEFT AND PROCEED SOUTH 46 MINUTES 30 SECONDS WEST (MB) FOR A DISTANCE OF 311.03 FEET TO A POINT (IRON PIN); THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND PROCEED SOUTH 89 DEGREES 13 MINUTES 30 SECONDS EAST (MB) FOR A DISTANCE OF 204.85 FEET TO THE POINT OF BEGINNING (IRON PIN). SAID PROPERTY IS LYING IN THE SW1/4 OF NE1/4, SECTION 7, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

APN: 30-3-07-0-000-012.000

Property Address: 525 HIGHWAY 61, COLUMBIANA, AL 35051

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

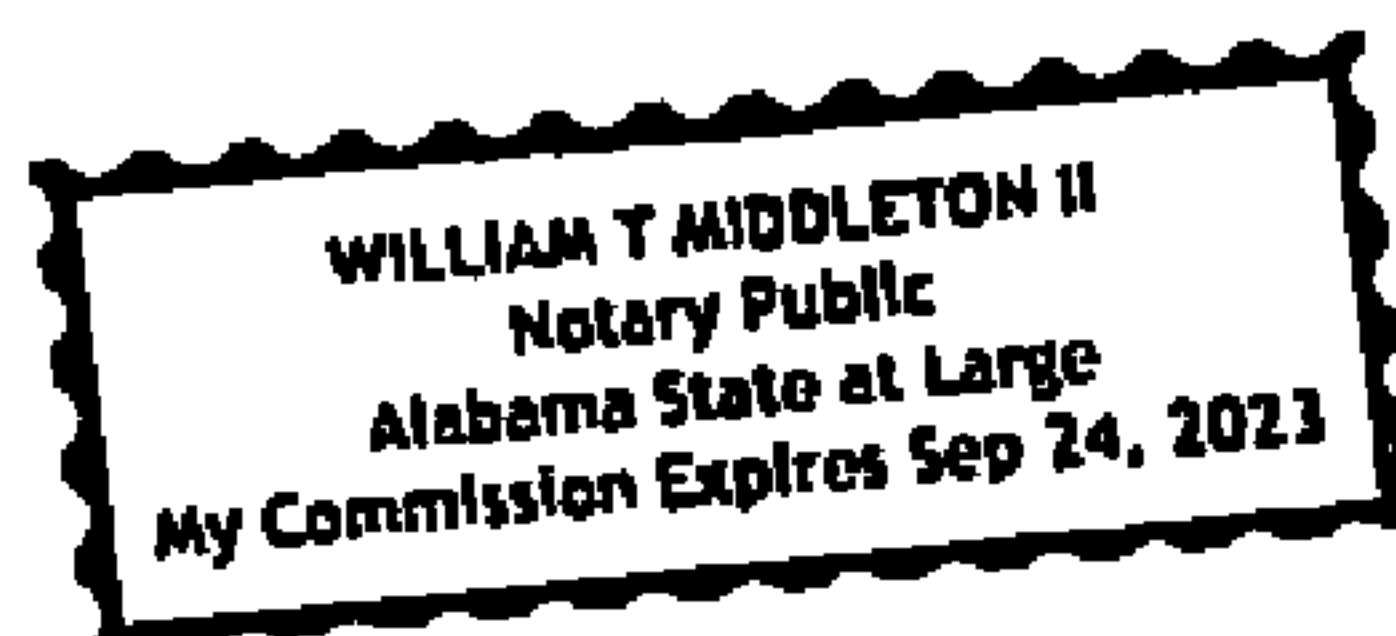
WITNESS the hands and seal of said Grantor(s) this 23 day of November, 2021.

Jason F. Arias
JASON F. ARIAS

STATE OF ALABAMA
COUNTY OF SHELBY

} SS.

I, William T. Middleton II, a Notary Public, hereby certify that JASON F. ARIAS, 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 this 23 day of November, 2021.



A handwritten signature in black ink, appearing to be "William T. Middleton II", written over a horizontal line.

Notary Public
William T. Middleton II



Allie S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name JASON F. ARIAS
Mailing Address SAME AS PROPERTY

Grantee's Name Jason F Arias and Brandy Arias
Mailing Address SAME AS PROPERTY

Property Address 525 Highway 61
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 148,400.00
\$74,200.00

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

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 11/23/21

Print Jason F. Arias and Brandy Arias

☐ Unattested

(verified by)

Sign Jason F. Arias and Brandy Arias
(Grantor/Grantee/Owner/Agent) circle one