

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Fifty Thousand and No/100 Dollars (\$50,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **William Tucker Stephenson, an unmarried person** (herein referred to as grantors), grant, bargain, sell and convey unto **Dionisio Morales Menjivar** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

For ad valorem tax purposes only, the address to the above-described property is 128 8th Street, SW, Alabaster, AL 35007.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their 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 I 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 20th day of December, 2021.

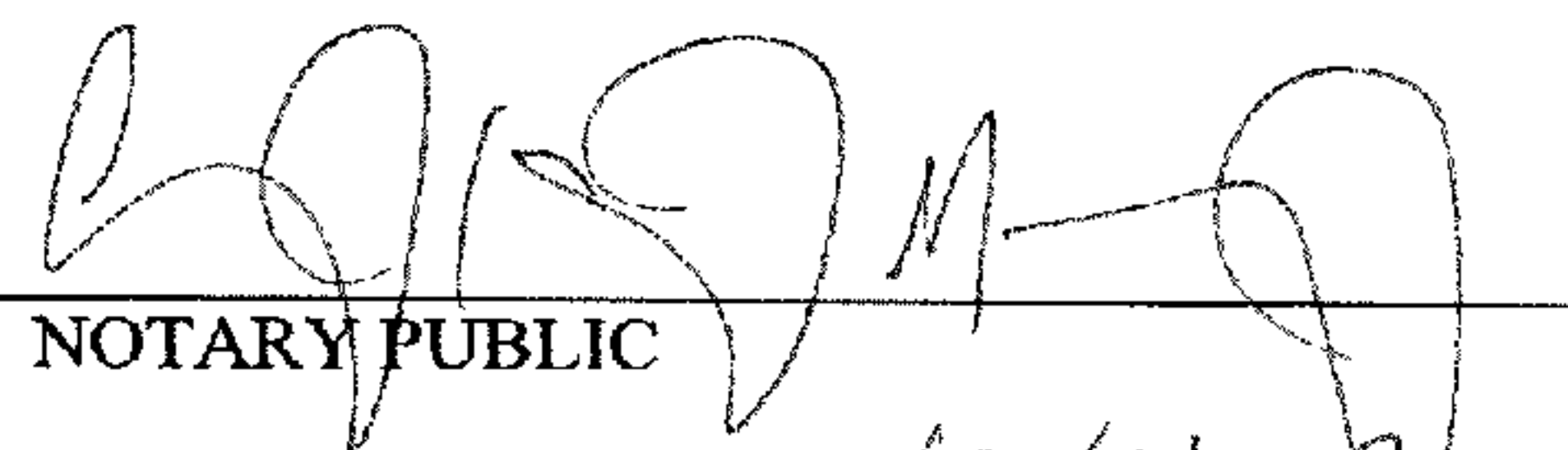


William Tucker Stephenson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **William Tucker Stephenson**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

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



NOTARY PUBLIC
My Commission Expires: Nov. 4, 2023

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

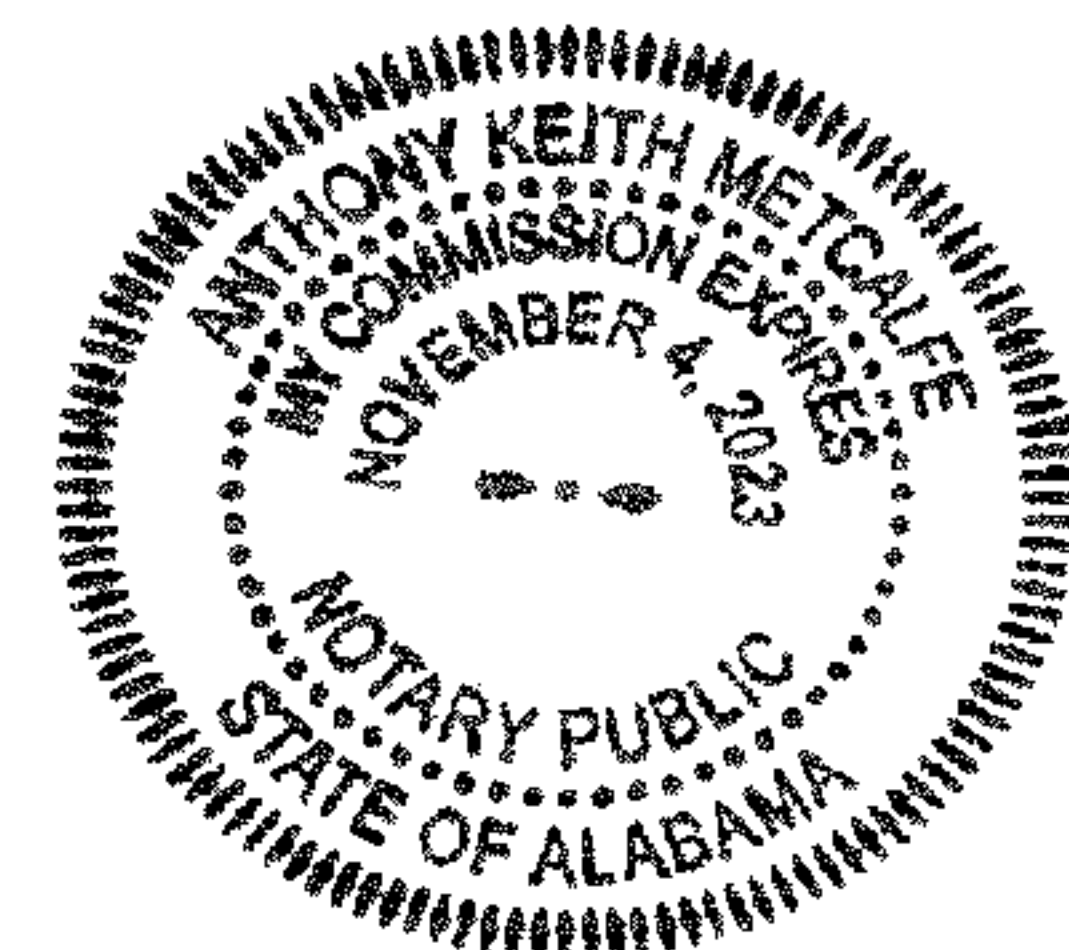


EXHIBIT A

Begin at the South East corner of Lot 8 in Block 1 of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama and run in a Northerly direction parallel with Pine Street for a distance of 300 ft. to Point of Beginning of portion of Lots 8 and 7 in Block 1 herein described. From said Point of Beginning continue to run in a Northerly direction parallel with Pine Street for a distance of 88 ft., thence run in a Westerly direction across Lots 8 and 7 perpendicular to Pine Street for a distance of 200 ft., thence in a Southerly direction parallel with Pine Street for a distance of 88 ft., thence run in an Easterly direction across Lots 7 and 8 perpendicular to Pine Street for a distance of 200 ft. to the Point of Beginning of portion of Lots 8 and 7 in Block 1 as described and the House situated thereon. Lying and being in the N.E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of Section 2, Tp. 21, R. 3W, according to Map of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/10/2022 01:20:43 PM
 \$78.00 CHERRY
 20220110000010840

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Property Address	WILLIAM TUCKER STEPHENSON, AN UNMARRIED PERSON 422 LAUREL WOODS TRACE HELENA, AL 35080 128 8TH STREET SW ALABASTER, AL 35007	Grantee's Name Mailing Address Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	DIONISIO MORALES MENJIVAR 4919 HWY 11 PELHAM, AL 35124 DECEMBER 20, 2021 \$ 50,000.00 \$ \$
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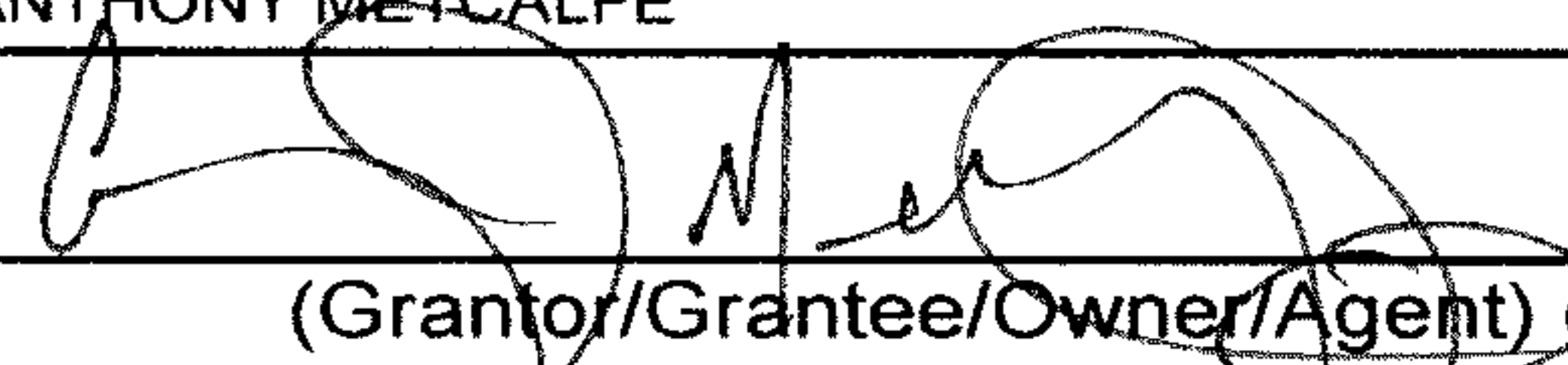
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 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 ANTHONY METCALFE
Unattested _____	Sign 
(verified by)	(Grantor/Grantee/Owner/Agent) circle one