

20220111000012750 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
01/11/2022 11:36:03 AM FILED/CERT

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

Send Tax Notice to:
Juan Carlos Meza
Hernandez
9456 HWY 11
Chelsea, AL 35043

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Karen Pickett, a married woman** (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 GRANTEES, **Juan Carlos Meza Hernandez** (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:

Part of the NW. ¼ of the N.E. ¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the N.W. corner of the N.W. ¼ of the N.E. ¼ of said Section; thence Easterly along the north line of said 1/4 1/4 Section for 577.72 feet to a point, said point being the N.W. corner of original Parcel "B"; thence 89°50'56" right and run south along the West line of original Parcel "B" for 225.37 feet to a point on the South right of way line of Shelby County Highway No. 11, said point being the Point of Beginning of the parcel herein described; thence continue South along the last stated course and along the West line of original Parcel "B" for 89.30 feet to a point at the N.W. corner of a parcel previously deeded off; thence 98°00'00" left and run Northeasterly along the North line of said previously deeded off parcel for 150.50 feet to the N.E. corner of same; thence 98°00'00" right and run Southerly along the West line of said previously deeded off parcel for 150.00 feet to the S.E. corner of same; thence 98°00'00" left and run Northeasterly for 25.00 feet to a point; thence 82°00'00" left and run Northerly for 271.22 feet to a point on the South right of way line of Shelby County Highway 11; thence 107°57'40" left and run Southwesterly along the South right of way line of said county highway for 182.70 feet to the Point of Beginning. Said parcel contains 0.5 acres more or less.

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.

Shelby County, AL 01/11/2022
State of Alabama
Deed Tax: \$4.00



20220111000012750 2/3 \$32.00
Shelby Cnty Judge of Probate, AL
01/11/2022 11:36:03 AM FILED/CERT

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, 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 heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 01 day of June, 2021.

Karen Pickett
Karen Pickett

STATE OF Alabama
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Karen Pickett**, whose name(s) is/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 the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 01 day of June, 2021.

[Signature]
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	<u>Karen Pickett</u>	Grantee's Name	<u>Juan Carlos Meza Hernandez</u>
Mailing Address	<u>2590 County Road 107</u> <u>Randolph, AL 36792</u>	Mailing Address	<u>9456 HWY 11</u> <u>Chelsea, AL 35043</u>
Property Address	<u>NO Address</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>6/21, 2021</u>
		Total Purchase Price	<u>\$ 3,800.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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:


 20220111000012750 3/3 \$32.00
 Shelby Cnty Judge of Probate, AL
 01/11/2022 11:36:03 AM FILED/CERT

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 6/21, 2021

 Unattested

(verified by)

Print: Karen Pickett

Sign

Karen Pickett

(Grantor/Grantee/ Owner/Agent) circle one