

This document prepared by:
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304 Canyon Park Drive
Pelham, AL 35124

20220118000020690 1/3 \$108.00
Shelby Cnty Judge of Probate, AL
01/18/2022 12:03:21 PM FILED/CERT

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney) Instrument #1999-
43100 Recorded in the Probate Office of
Shelby County, AL dated 10/18/1999

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of Eighty Thousand and 00/100 (\$80,000.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Steven C. Thompson** a unmarried man, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey, and warrant unto **Norma Alicia Diaz Diaz**, hereinafter referred to as GRANTEE, the following described property situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

Subject to: (1) Taxes for the year 2021 and subsequent years. (2) Easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

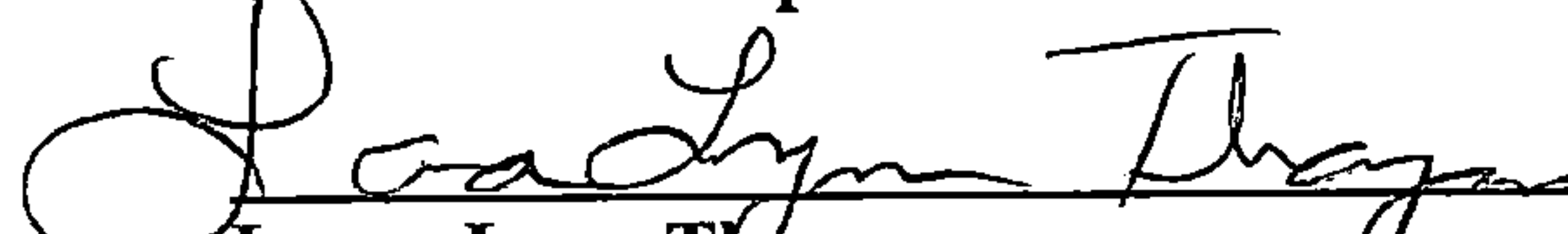
Laura Lynn Thompson, the wife of Grantor is joining in the signing of this deed as this real property was their homestead.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 27 day of May, 2021


Steven C. Thompson (L.S.)


Laura Lynn Thompson (L.S.)

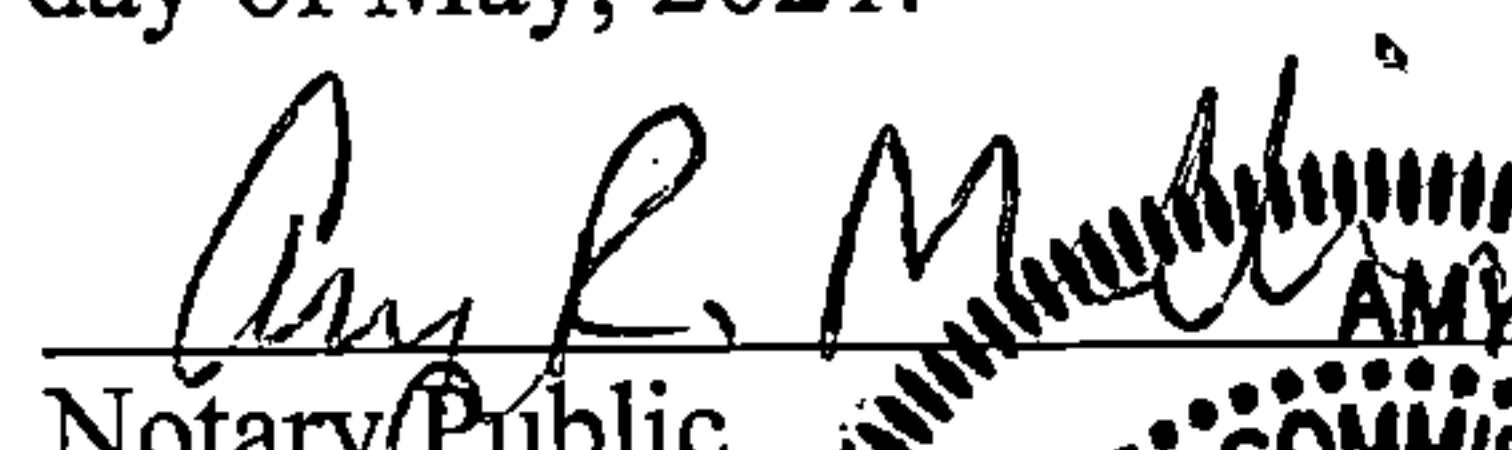
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Steven C. Thompson and wife, Laura Lynn Thompson, 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of May, 2021.

Send tax notice to:
Norma Alicia Diaz Diaz
936 Highway 270
Maylene, AL 35114

Shelby County, AL 01/18/2022
State of Alabama
Deed Tax: \$80.00


Notary Public

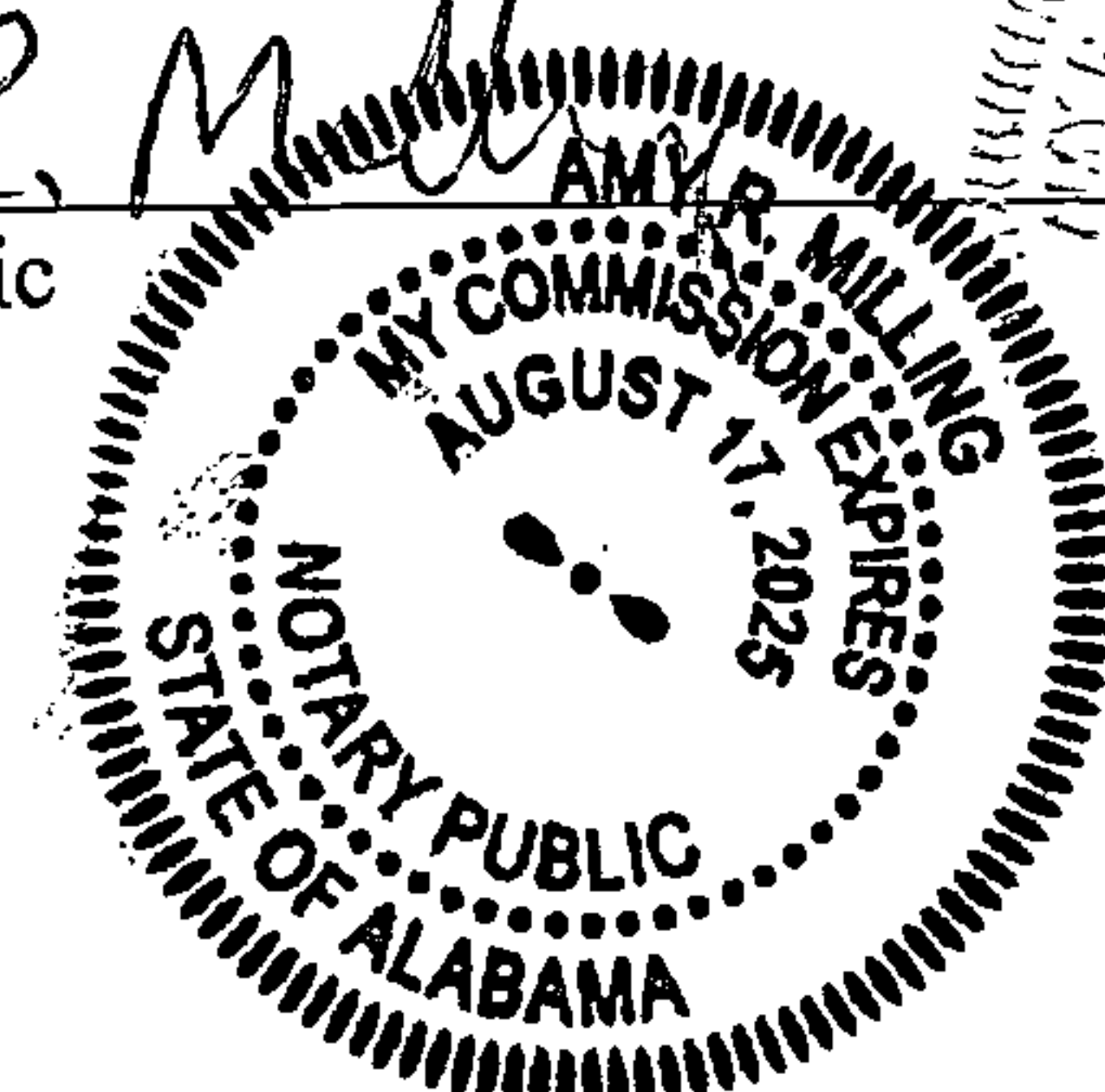


EXHIBIT "A"



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A parcel of land in the SE 1/4 of the SW 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said 1/4-1/4; thence East along the North line of said 1/4-1/4 210.00 feet to the point of beginning; thence continue along last described course 313.55 feet; thence 89 deg. 20 min. right 807.25 feet to the North right of way line of a Shelby County Road; thence 116 deg. 39 min. 15 sec. right along and contiguous with said North right of way line 626.62 feet; thence 104 deg. 23 min. 45 sec. right 126.44 feet; thence 90 deg. 45 min. 45 sec. left 210.0 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 8, Township 12 South, Range 3 West, Shelby County, Alabama and run Easterly along the north line of said 1/4-1/4 section a distance of 465.29 feet to the point of beginning if the property being described thence continue along last described course a distance of 58.27 feet to a point; thence turn an angle of 89 deg. 20 min. to the right and run Southerly a distance of 807.25 feet to a point on the North right of way line of Shelby County Highway 270; thence turn an angle of 116 deg. 39 min. 15 sec. right and run Northwesterly along Highway right of way a distance of 90.74 feet to a P. C. of a highway curve to the left having a central angle of 0 deg. 27 min. 58 sec. and a radius of 1138.46 feet; thence continue along arc of said curve an arc distance of 9.26 feet to a point; thence turn an angle of 56 deg. 44 min. 27 sec. right from chord and run Northerly 563.96 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address:
936 Highway 270

Real Estate Sales Validation Form

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

Grantor's Name Steven C. Thompson
Mailing Address 944 Alpine Way
Indian Springs, AL 35124

Grantee's Name Norma Alicia Diaz
Mailing Address 936 Highway 270
Maylene, AL 35114

Property Address 936 Highway 270
Maylene, AL 35114

Date of Sale _____

Total Purchase Price \$ 80,000

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
☐ 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 _____

Print Norma Alicia Diaz

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1