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DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Melba Diaz Silva
2733 Emerald Ave
Hueytown AL 35023

GENERAL WARRANTY DEED

22-0031 A ①
STATE OF ALABAMA

}

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Ninety Thousand Dollars and NO/100 (\$90,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Debbie J. Bass, a single person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Melba Diaz Silva** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Commence at the SE corner of the N ½ of SE ¼ of the NW ¼ of Section 2, Township 21 South, Range 3 West in Shelby County, Alabama, thence run West along the South boundary of the said N ½ of the SE ¼ of Section 2, Township 21, Range 3 West for a distance of 138.1 feet to the Point of Beginning of the lot herein described thence right 94 degrees 15 minutes 51 seconds and run a distance of 140.08'; thence left 94 degrees 09 minutes 34 seconds a distance of 119.00 feet, thence left 89 degrees 30 minutes 50 seconds a distance of 140.09 feet to the North right-of-way line of Fulton Avenue (65' Right of Way); thence left 90 degrees 35 minutes 17 seconds and along said right-of-way a distance of 110.00 feet to the Point of Beginning.

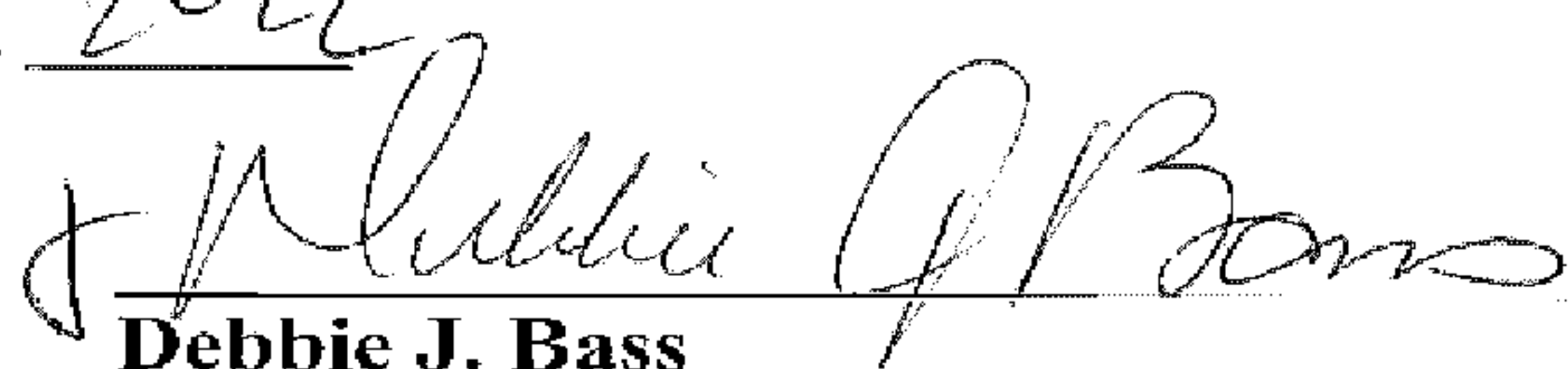
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.
This property is not the homestead of the grantor nor that of her spouse.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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 to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

22-0031

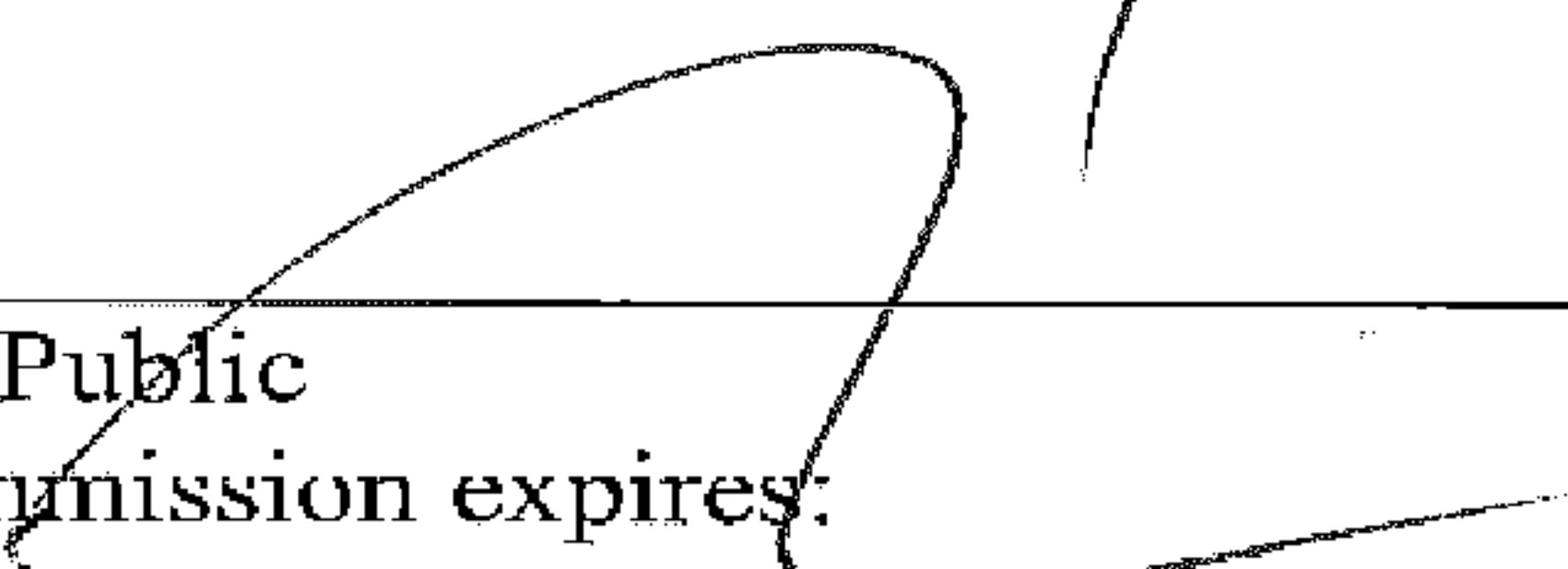
IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this
21st day of January, 2022

Debbie J. Bass

STATE OF AL
COUNTY OF Jefferson

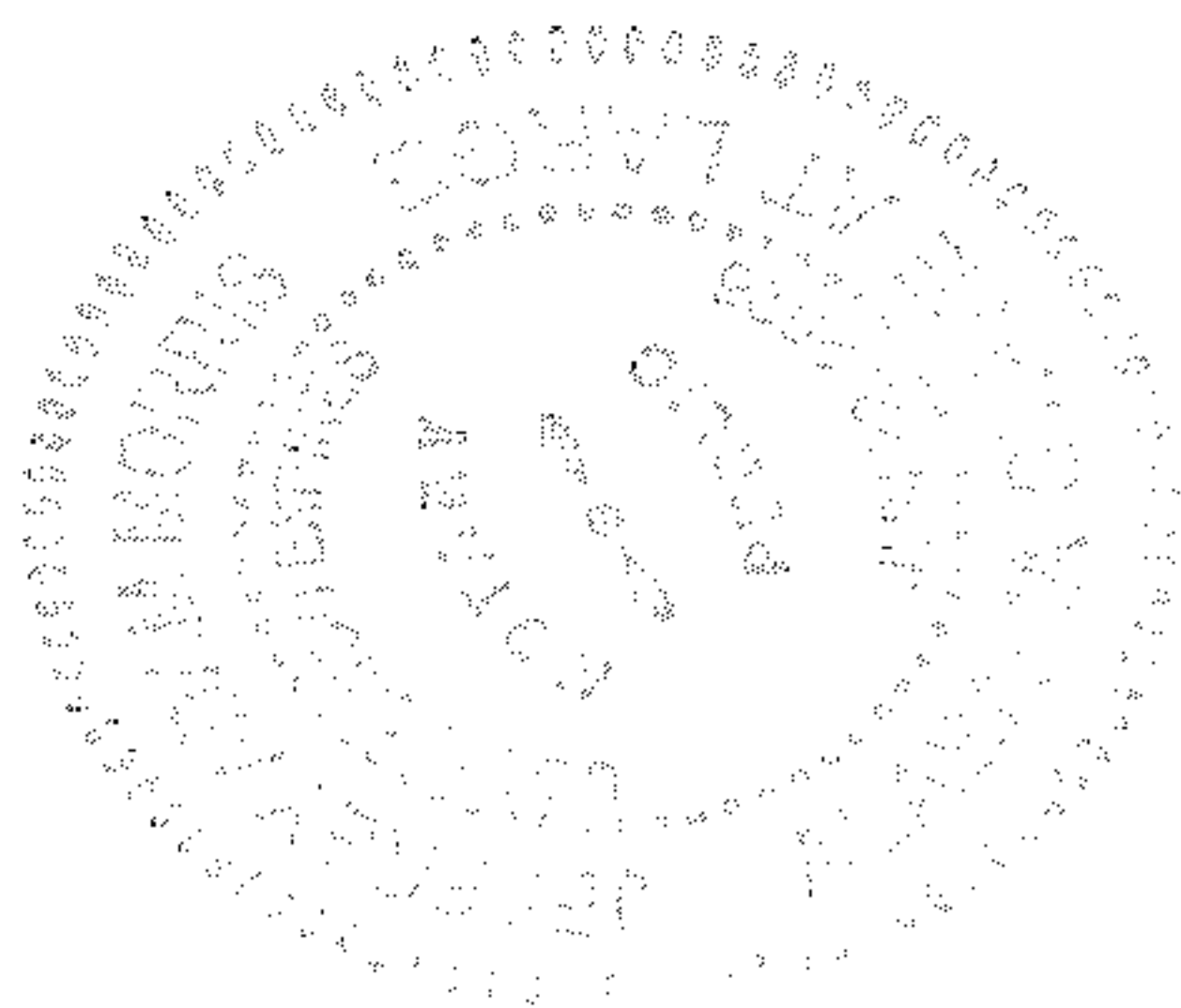
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Debbie J. Bass** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of January, 2022.

Notary Seal



Notary Public
My commission expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Debbie J. Bass

Grantee's Name

Melba Diaz Silva

Mailing Address 115 Pine St
Shelby AL 35143

Mailing Address

2733 Emerald Ave
Hueytown AL 35823

Property Address

Date of Sale

January 19th, 2022

612 6th Ave SW, Alabaster, AL 35007

Total Purchase Price

\$90,000.00

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 1/21/22Print Jeff MorrisSign [Signature]
(Grantor/Grantee/Owner/Agent) circle one**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County Clerk****Shelby County, AL****01/24/2022 12:10:05 PM****\$118.00 JOANN****20220124000032390**Allen S. Beigel