

SEND TAX NOTICE TO:  
**Mr. Jesus Rodriguez**  
410 Wilderness Lane  
Alabaster, AL 35007

THIS INSTRUMENT WAS PREPARED BY:  
Timothy S. Steele, Esq.  
The Law Firm of Timothy S. Steele, LLC  
126 Shore Front Ln  
Wilsonville, AL 35186

**STATUTORY  
WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW BY ALL MEN THESE PRESENTS: That in consideration of Fifty-Five Thousand Dollars (\$55,000) which is the total purchase price, in hand paid to the undersigned, Carolyn Linski, an unmarried person (hereinafter collectively referred to as "GRANTOR"), whose mailing address is 356 Wilderness Lane, Alabaster, AL 35007 by Jesus Rodriguez, unmarried, and Jesus Pablo Rodriguez Carrillo, married, and Livan Rodriguez, unmarried (hereinafter referred to as "GRANTEES"), to hold in Tenancy in Common, whose mailing address is 410 Wilderness Lane, Alabaster, AL the receipt of which is hereby acknowledged, the said GRANTOR does by the presents, grant, bargain, sell, and convey unto GRANTEES the following described real estate, located and situated at 410 Wilderness Lane, Alabaster, in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

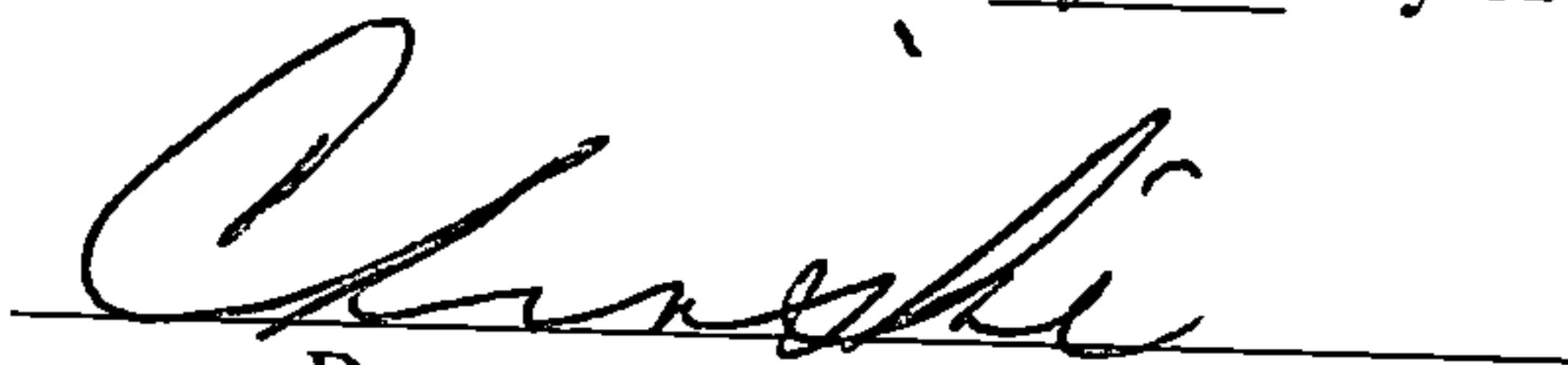
1. Taxes or assessments for the year beginning January, 2022, and not due and payable until December 31, 2022
2. Any and all encumbrances, easements, conditions and restrictions of record, and not of record
3. Mineral and mining rights not owned by Grantor
4. Defect of Title of conveyance of property in 2019 between Rodney Brooker and Carolyn Linski

\$45,000 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULATANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said GRANTEES in Tenancy in Common, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance, or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR. This property does not constitute the homestead of GRANTOR.

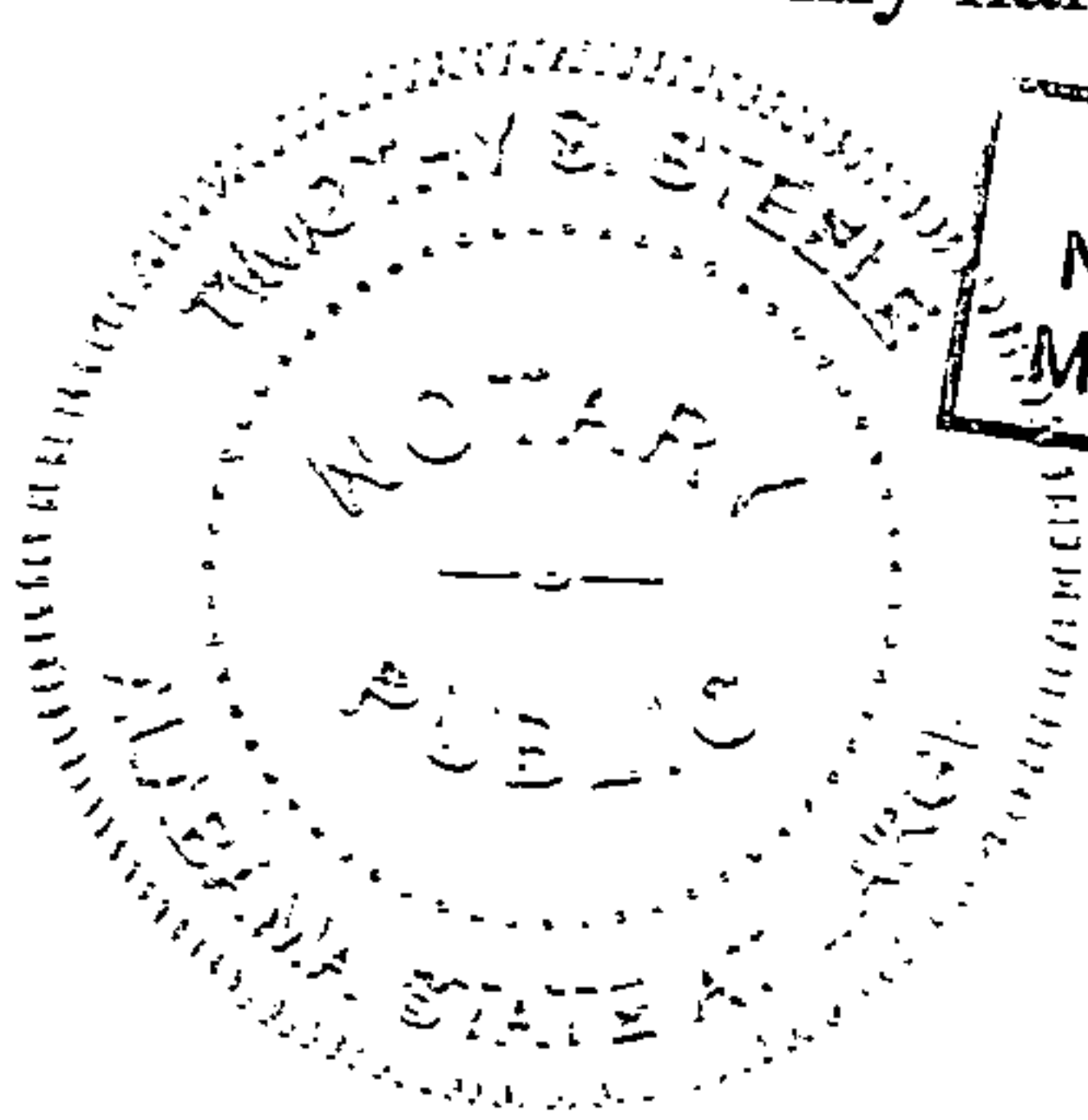
IN WITNESS WHEREOF, the undersigned has hereto set her signature, this 9th day of Feb, 2022.

  
By:  
Ms. Carolyn Linski

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned Notary Public in and for said County in said State, hereby certify that **GRANTOR** whose name as **Carolyn Linksi**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2022.



TIMOTHY S. STEELE  
Notary Public, Alabama State At Large  
My Commission Expires April 30, 2025

  
Notary Public

My Commission Expires: April 30, 2025



EXHIBIT "A"

Description of Property:



20220210000059680 2/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
02/10/2022 12:01:04 PM FILED/CERT

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 00 degrees 58 minutes 14 seconds West for a distance of 667.35 feet; thence South 89 degrees 12 minutes 17 seconds West for a distance of 13.25 feet; thence North 78 degrees 29 minutes 06 seconds West for a distance of 326.64 feet; thence North 80 degrees 17 minutes 12 seconds West for a distance of 60.83 feet; thence North 80 degrees 10 minutes 59 seconds West for a distance of 57.45 feet; thence turn North 89 degrees 44 minutes 58 seconds West for a distance of 34.24 feet; thence North 89 degrees 49 minutes 48 seconds West for a distance of 110.00 feet; thence South 09 degrees 08 minutes 14 seconds West for a distance of 140.90 feet to the point of beginning; thence continue South 09 degrees 08 minutes 14 seconds West for a distance of 48.10 feet; thence South 18 degrees 55 minutes 59 seconds West for a distance of 59.98 feet; thence South 28 degrees 02 minutes 51 seconds West for a distance of 50.69 feet; thence South 66 degrees 41 minutes 17 seconds East for a distance of 190.31 feet; thence South 28 degrees 53 minutes 33 seconds East for a distance of 49.31 feet; thence North 04 degrees 02 minutes 37 seconds West for a distance of 27.74 feet; thence North 25 degrees 03 minutes 26 seconds East for a distance of 25.92 feet; thence North 12 degrees 33 minutes 01 seconds East for a distance of 59.38 feet; thence North 09 degrees 12 minutes 50 seconds East for a distance of 66.67 feet; thence North 05 degrees 47 minutes 03 seconds East for a distance of 92.26 feet; thence North 89 degrees 47 minutes 13 seconds West for a distance of 89.25 feet; thence North 89 degrees 46 minutes 35 minutes West for a distance of 100.32 feet to the point of beginning.

According to survey of Rodney Shiflett, RLS #21784, dated June 20, 2019.

Parcel number 23 5 15 0 001 035.018 recorded in the Judge of Probate Court, Shelby County, AL.



20220210000059680 3/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
02/10/2022 12:01:04 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name: Carolyn Linksi  
Mailing Address: 356 Wilderness Lane  
Alabaster, AL 35007

Grantee's Name: Jesus Rodriguez  
Mailing Address: 410 Wilderness Lane  
Alabaster, AL 35007

Property Address: 410 Wilderness Lane  
Alabaster, AL 35007

Date of Sale: February 9, 2022  
Total Purchase Price: \$55,000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: **Sales Contract**

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).

Attesting:

Date: February 9<sup>th</sup>, 2022

Print: Carolyn Linksi, Grantor

Sign: [Signature]