



20220228000085420 1/3 \$107.00
Shelby Cnty Judge of Probate, AL
02/28/2022 03:32:01 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Torrealba Territories, L.L.C.

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Seventy Thousand Nine Dollars and 00/100 (\$ 79,000.00), the receipt of sufficiency of which are hereby acknowledged, that **J&R Properties, L.L.C., a duly authorized Alabama limited liability company**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to, **Torrealba Territories, L.L.C., a duly authorized Alabama limited liability company**, hereinafter known as the GRANTEE;

*Commence at a point on the West side of 12th Street, sometimes heretofore known as Montgomery Avenue or Street, 180.9 feet South of the center of the Southern Railway, which point is within 24.5 feet of the Northeast corner of Lot 399, according to Dare's Map of the Town of Calera, Alabama, and which point is the center of a brick wall; thence North back along said Avenue or Street 24 feet and 1 inch to the point of beginning; thence South 89 degrees West along the center of brick wall and extension thereof 133 feet to the East line of alley; thence North 1 degree West along said alley 19.3 feet (less 1 inch), more or less, to the South line of Front Street; thence North 72 degrees 50 minutes East along the South line of Front Street 147 feet to the West line of Montgomery Street or Avenue; thence South along same 56.9 feet (less 1 inch), more or less, to the point of beginning.
Being situated in Calera, Shelby County, Alabama.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared with the benefit of a title search, and a survey was not performed. The legal description was provided by the Grantor herein. The title search was performed by Shelby County Abstract & Title Company, Inc., under commitment number S-21-27816.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the

Shelby County, AL 02/28/2022
State of Alabama
Deed Tax: \$79.00

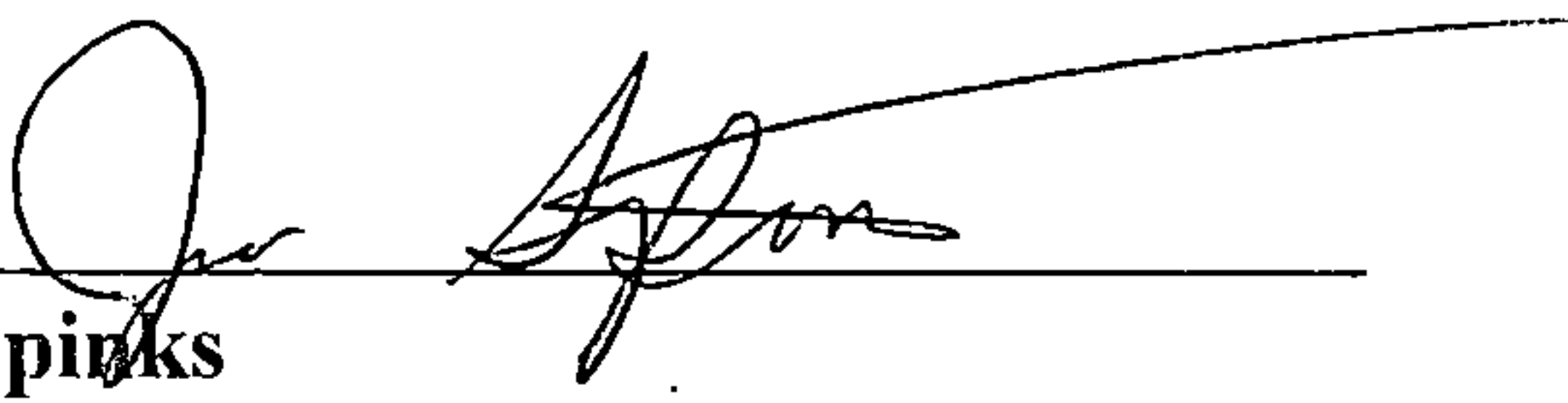


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grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

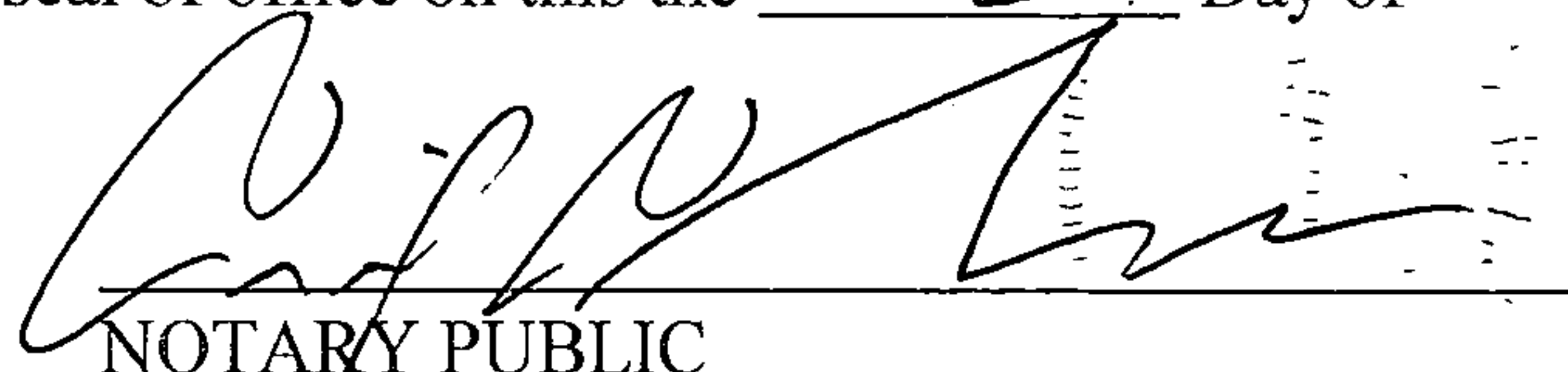
IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 28 Day of FEB., 2022.


Jack Spinks
As manager of
J&R Properties, L.L.C.
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Jack Spinks, as manager of J&R Properties, L.L.C.*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 28 Day of FEB., 2022.


NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name J & R Properties, LLC
Mailing Address POB 555
Montevallo, AL 35115

Grantee's Name TORRENBA TERRIBAY, LLC
Mailing Address 120 CARRAGE DR.
Maylene, AL 35114

Property Address 8258 Hwy - 31
Calhoun, AL 35040

Date of Sale 2/23/22
Total Purchase Price \$ 79,000.-



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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 2/23/22

Print Jack Spinks

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1