



20220308000097000 1/4 \$46.00  
Shelby Cnty Judge of Probate, AL  
03/08/2022 11:18:08 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
J. CLAY MADDOX  
j. CLAY MADDOX, LLC.  
ATTORNEYS AT LAW  
409 LAY DAM ROAD  
CLANTON, AL 35045  
(205)755-1975

## WARRANTY DEED

SEND TAX NOTICES TO:

1814 Hwy 73  
Calera AL 35040

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Fifteen Thousand and 0/100 Dollars (\$15,000.00) and other valuable considerations to the undersigned GRANTOR, SILVIA GUTIERREZ GARCIA, a \_\_\_\_\_ person, in hand paid by the GRANTEE, JAIRO GUADALUPE ASTUDILLO and ELIU ASTUDILLO BAHENA, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

See attached Exhibit A.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

NOTE: The above described property constitutes no part of the homestead of Grantor or his/her spouse.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said



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premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

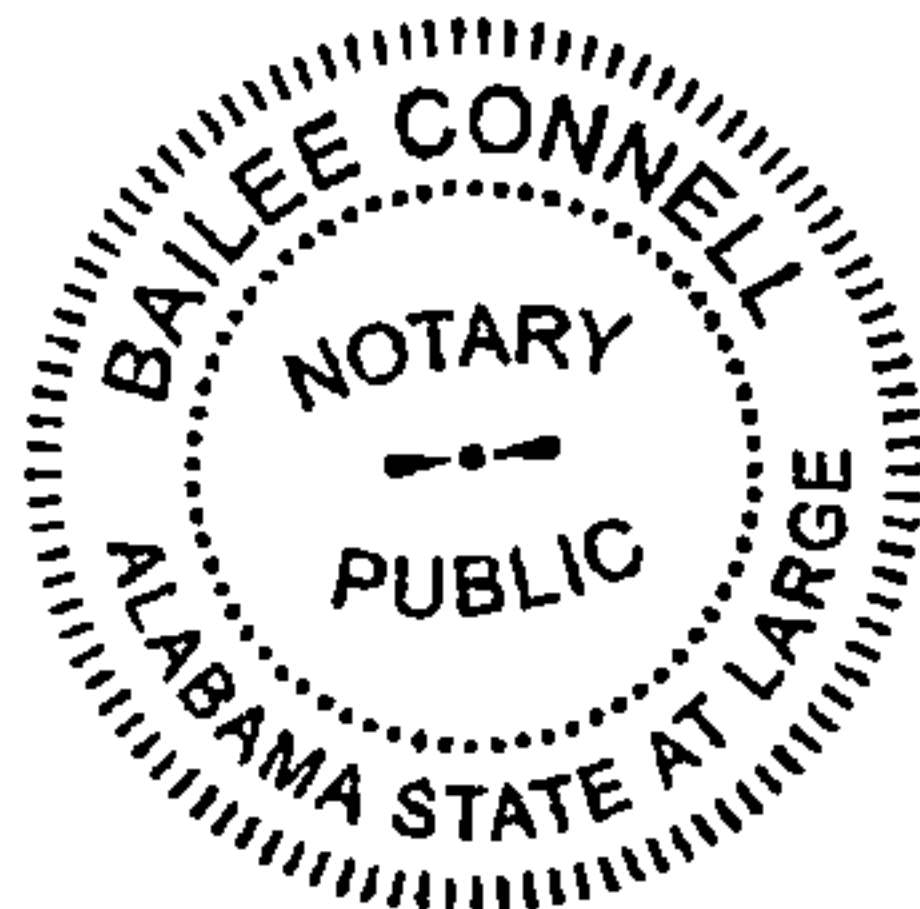
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 23rd day of MARCH, 2021.

  
SILVIA GUTIERREZ GARCIA

STATE OF ALABAMA           )  
                                          )  
COUNTY OF CHILTON       )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **SILVIA GUTIERREZ GARCIA**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of MARCH, 2021.



  
NOTARY PUBLIC  
My Commission Expires: 4-29-24

Address of Grantee:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address of Grantor:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Real Value: \$15,000.00



## Exhibit "A"

That certain tract or parcel of land, located in the northwest quarter of the northeast quarter of Section 9, township 24 north, range 12 east and more particularly described as follows: Begin at the northeast corner of said NW 1/4 OF NE 1/4 and run South 89 degrees and 30 minutes west 317 feet; thence South 0 degrees and 30 minutes west 270 feet, to the point of beginning; thence run south 78 degrees and 0 minutes west, 247 feet, thence run south 5 degrees and 30 minutes west, 839 feet; thence run North 82 degrees east, 478 feet; thence run north 10 degrees east, 382 feet; thence, run north 1 degree and 31 minutes east of 447.5 feet; thence run south 80 degrees and 30 minutes west, 234 feet; thence run north 0 degrees and 30 minutes east 35 feet to the point of beginning.

Less and except : (Deed Book 321, page 722, 4.1)

A portion of the NW 1/4 of the NE 1/4 of Section 9, Township 24 North Range 12 East described as follows: Begin at the SE corner of Section 9, township 24 North, Range 12 East and run northerly along the east side of the said Section 9 for 5351.27 feet to the NE corner of the said Section 9, then turn an angle of 88 degrees 51 minutes 59 seconds to the left and run westerly for 1676.05 feet, then turn on angle of 83 degrees 34 minutes 28 seconds to the left and run southerly for 310.90 feet to the point of beginning. Then turn an angle of 75 degrees 54'32" to the right and run westerly for 247.00', then turn an angle of 72 degrees 30' to the left and run southerly for 498.33 feet to the point of beginning. Then continue along the last described course and along a fence line for 249.51 feet, then turn an angle of 102 deg 50 minutes 44 seconds to the left and run easterly for 305.26, then turn an angle of 102 deg. 50 minutes 15 seconds to the left and run northerly for 321.18 feet, then turn an angle of 175 degrees 14 minutes 01 seconds to the left and run southerly for 118.33 feet then turn an angle of 85 degrees 45 minutes 29 seconds to the right and run Westerly for 271.67 feet back to the point of beginning.

Also less and except (1994-36622)

A portion of the NW 1/4 of the NE 1/4 of Section 9, Township 24 North Range 12 East described as follows: Begin at the SE corner of Section 9, township 24 North, Range 12 East and run northerly along the east side of the said Section 9 for 5351.27 feet to the NE corner of the said Section 9, then turn an angle of 88 degrees 51 minutes 59 seconds to the left and run westerly seconds to the left and run westerly for 1676.05 feet, then turn an angle of 83 degrees 34 minutes 28 seconds to the left and run southerly for 310.90 feet to the point of beginning. Then turn an angle of 75 degrees 54'32" to the right and run westerly for 247.00', then turn an angle of 72 degrees 30' to the left and run southerly for 498.33 feet, Then turn an angle of 94 degrees 14 minutes 31 seconds to the left and run Easterly for 271.67 feet. then turn an angle of 85 degrees 45 minutes 29 seconds to the left and run Northerly for 118.53 feet. thence turn an angle 85 degrees 45 minutes 29 seconds to the right and run Easterly for 193.14 feet to a point on the West ROW of Shelby County Road No. 73, then turn on angle of 90 degrees 02 minutes 17 seconds to the left and run Northerly along the said ROW of 437.97 feet, then turn an angle of 100 degrees 43 minutes 12 seconds to the left and run Westerly for 200.63 feet then turn on angle of 101 degrees 35 minutes 28 seconds to the right and run Northerly for 35.07 feet to the point of beginning.

Also Less and except: ( Deed Book 301, page 806 and rerecorded in Book 313, page 290)

Commencing at the Northeast corner of the NW 1/4 of the NE 1/4, Section 9, Township 24 South, Range 12 East, thence north 85 degrees 43 minutes west distance of 354.00 feet to a point; thence south 3 degrees 17 minutes east a distance of 314.00 feet to a point; thence northeasterly a distance of 224.70 feet to a point on the west R.O.W. line of Shelby County Road No. 73; thence southeasterly along said R.O.W. line a distance of 718.50 feet to a point, the point of beginning; thence continue along said R.O.W. line a distance of 91.00 feet to a point; thence south 82 degrees 21 minutes west a distance of 478.00 feet to a point, thence north 5 degrees 51 minutes East a distance of 91.00 feet to a point; thence easterly a distance of 473.45 feet to the point of beginning. Said land being situated in the NW 1/4 of NW 1/4 Section 9, Township 24 South, Range 12 East, Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name Silvia Gutierrez Garcia  
Mailing Address 1275 CR 73  
Montevallo, AL 35115

Grantee's Name Elia Guadalupe Astudillo  
Mailing Address ELIA Astudillo Bahena  
Same

Property Address 1275 county RD 73  
Montevallo AL  
35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 15,000  
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 ☐ Appraisal  
☐ Sales Contract ☒ Other market value  
☐ 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 3/8/2022

Print ELIA Astudillo Bahena

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1