

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Sixty Thousand and No/100 Dollars (\$60,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Larry Guadalupe Astudillo, an unmarried person & Elio Astudillo Bahena, a married person** (herein referred to as grantors), grant, bargain, sell and convey unto **Dalia Jhoanna Jimenez Martinez** (herein referred to as grantee), the following described real estate situated in **Shelby** County, Alabama, to wit:


SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION


For ad valorem tax purposes only, the address to the above-described property is 61 Maylene Drive, Maylene, AL 35114. This property is not the homesteaded residence of the grantors.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I 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 grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 8th day of March, 2022.



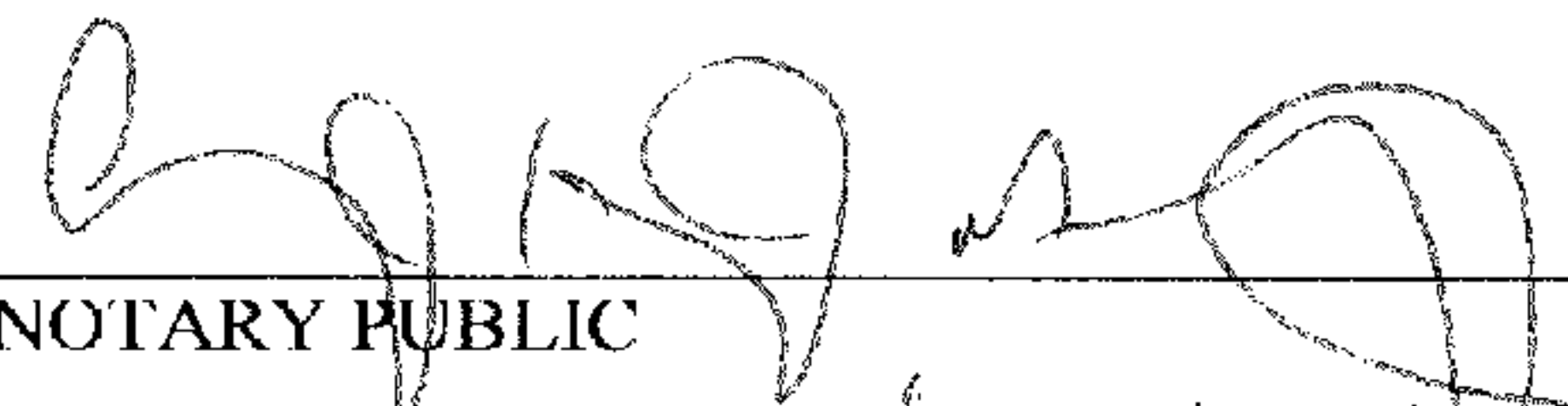
Larry Guadalupe Astudillo


Elio Astudillo Bahena

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Larry Guadalupe Astudillo and Elio Astudillo Bahena**, whose name 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 8th day of March, 2022.



NOTARY PUBLIC
My Commission Expires: Nov. 4, 2023

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

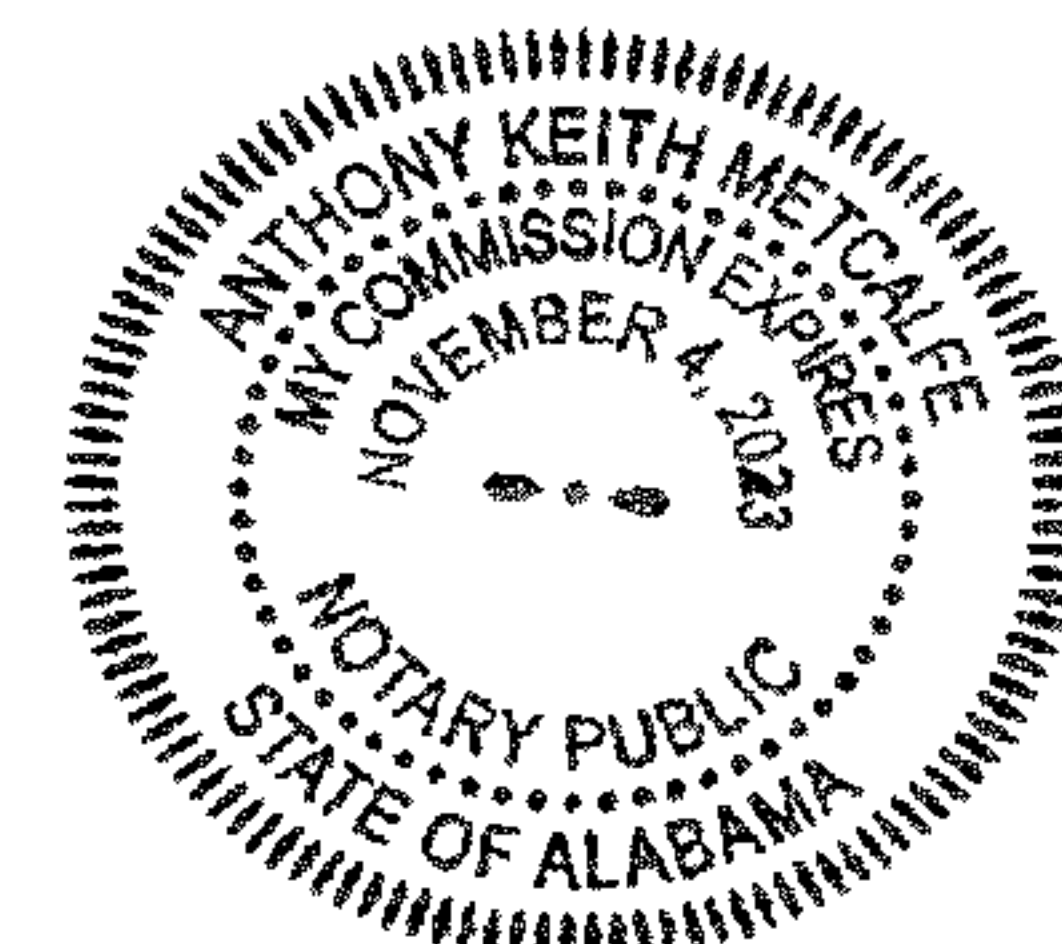


EXHIBIT "A"

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West, described as follows: Begin at the SE corner of Lot 25 according to R. E. Whaley's map of the Town of Maylene as recorded in Map Book 3 on page 75 in the Probate Office of Shelby County, Alabama, and run Easterly along projected line of Main Street a distance of 125 feet; thence turn an angle to the left of 90 degrees and run 200 feet to point of beginning of tract herein described; thence continue Northerly direction along said course a distance of 273.09 feet; thence turn an angle of 90 degrees left and run Westerly 520 feet; then turn and angle to the left of 90 degrees and run in a Southerly direction a distance of 273.09 feet to North line of Lot 27 of said R.E. Whaley's Map of Town of Maylene; thence turn left and run Easterly a distance of 520 feet to point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/09/2022 12:02:53 PM
 \$88.00 JOANN
 20220309000098430

Allie S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>LARRY GUADULUPE ASTUDILLO, AN</u>	Grantee's Name	<u>DALIA JHOANNA JIMENEZ MARTINEZ</u>
Mailing Address	<u>UNMARRIED PERSON AND ELIU</u> <u>ASTUDILLO BAHENA, A MARRIED PERSON</u>	Mailing Address	<u>138 CARRIAGE</u> <u>MAYLENE, AL 35114</u>
Property Address	<u>61 MAYLENE DRIVE</u> <u>MAYLENE, AL 35114</u>	Date of Sale	<u>MARCH 8, 2022</u>
		Total Purchase Price	<u>\$ 60,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 _____	Print <u>ANTHONY METGALFE</u>
_____ Unattested _____	Sign <u><i>[Signature]</i></u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one