

This Instrument was Prepared by:

Send Tax Notice To: David Martinez Garcia

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

* 76 Stevie Ln
Wilsonville AL 35186

File No.: S-22-28106

WARRANTY DEED

State of Alabama

County of Shelby

} Know All Men by These Presents:



20220317000109990 1/2 \$82.00
Shelby Cnty Judge of Probate, AL
03/17/2022 10:01:51 AM FILED/CERT

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Jamie Taylor, a married woman and Christina Abrams, a married woman** (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jamie Taylor, a married woman and Christina Abrams, a married woman** referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto **David Martinez Garcia**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 5065 Old Highway 280 ., Sterrett, AL 35147**; to wit;

Commence at the NW corner of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama; thence N79°08'46"E for a distance of 106.76' to the Southerly R.O.W. line of Old Highway 280; thence S86°13'56"E and along said R.O.W. line for a distance of 498.89'; thence N89°25'40"E and along said R.O.W. line for a distance of 63.07'; thence S89°56'49"E and along said R.O.W. line for a distance 263.19' to the POINT OF BEGINNING; thence S87°52'26"E and along said R.O.W. line for a distance of 40.00'; thence S00°37'46"E and leaving said R.O.W. line for a distance of 221.74'; thence S87°52'26"E for a distance of 380.96'; thence S00°37'03"E for a distance of 304.02'; thence N88°44'00"W for a distance of 420.75'; thence N00°37'03"W for a distance of 532.08' to the POINT OF BEGINNING.

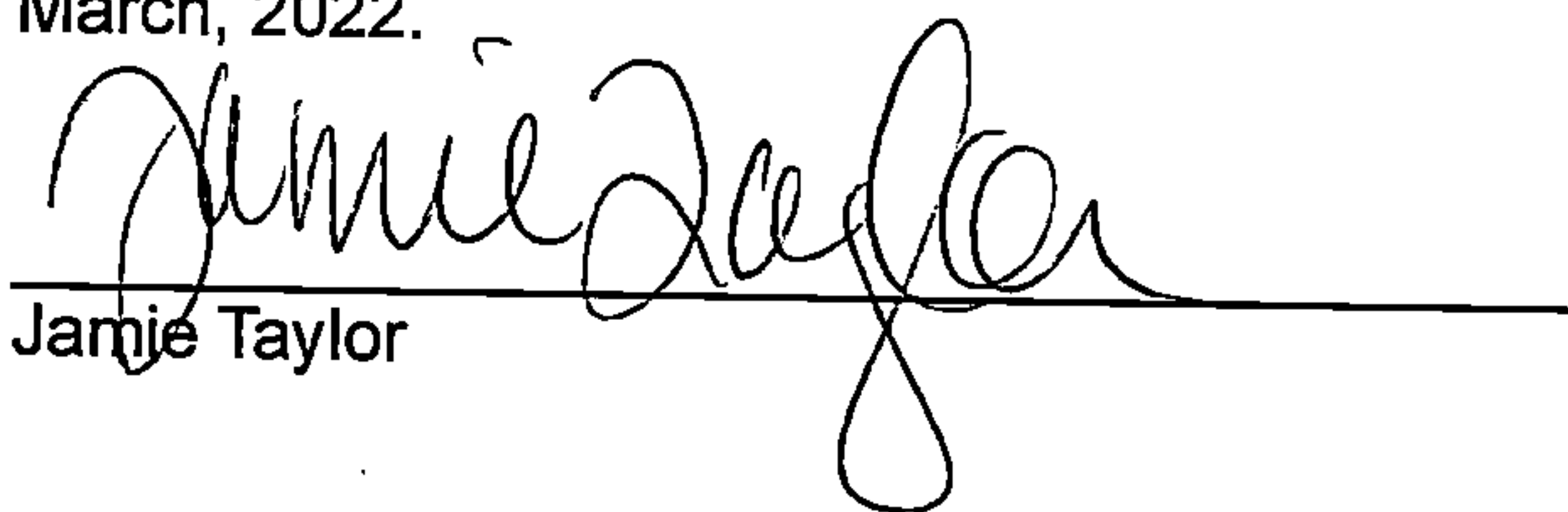
Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

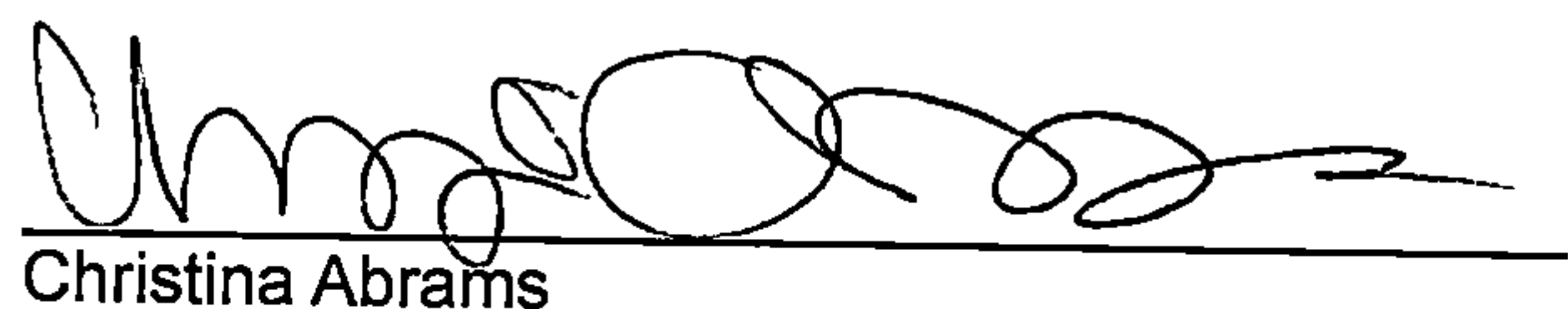
This property constitutes no part of the homestead of the grantors, or of their spouses.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of March, 2022.


Jamie Taylor

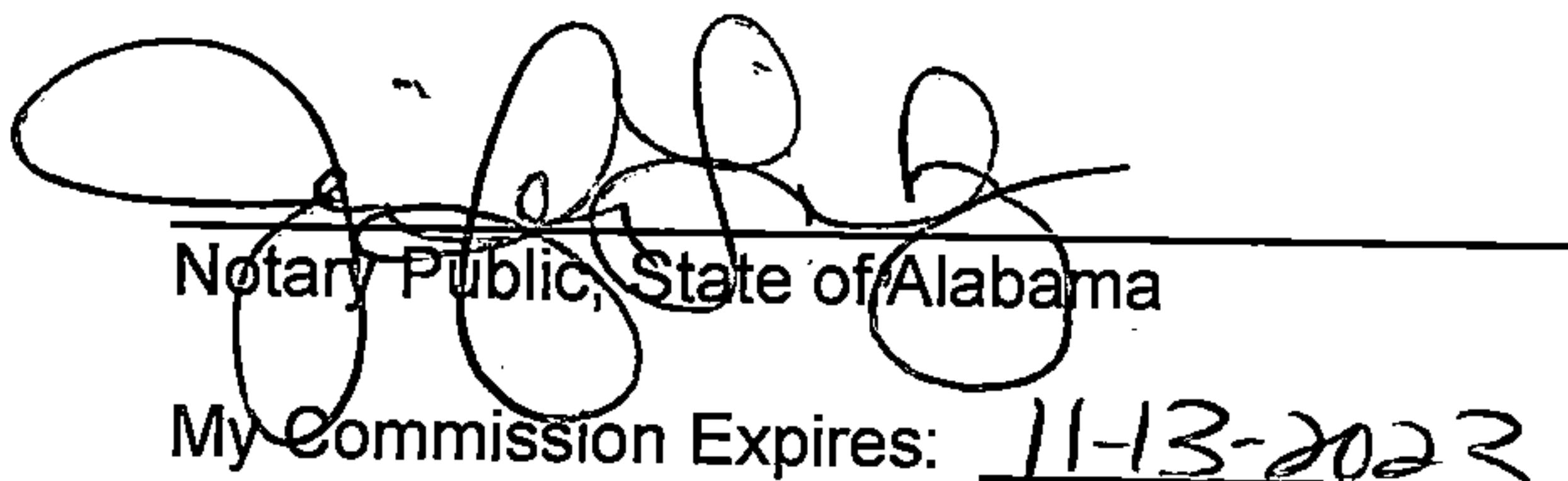

Christina Abrams

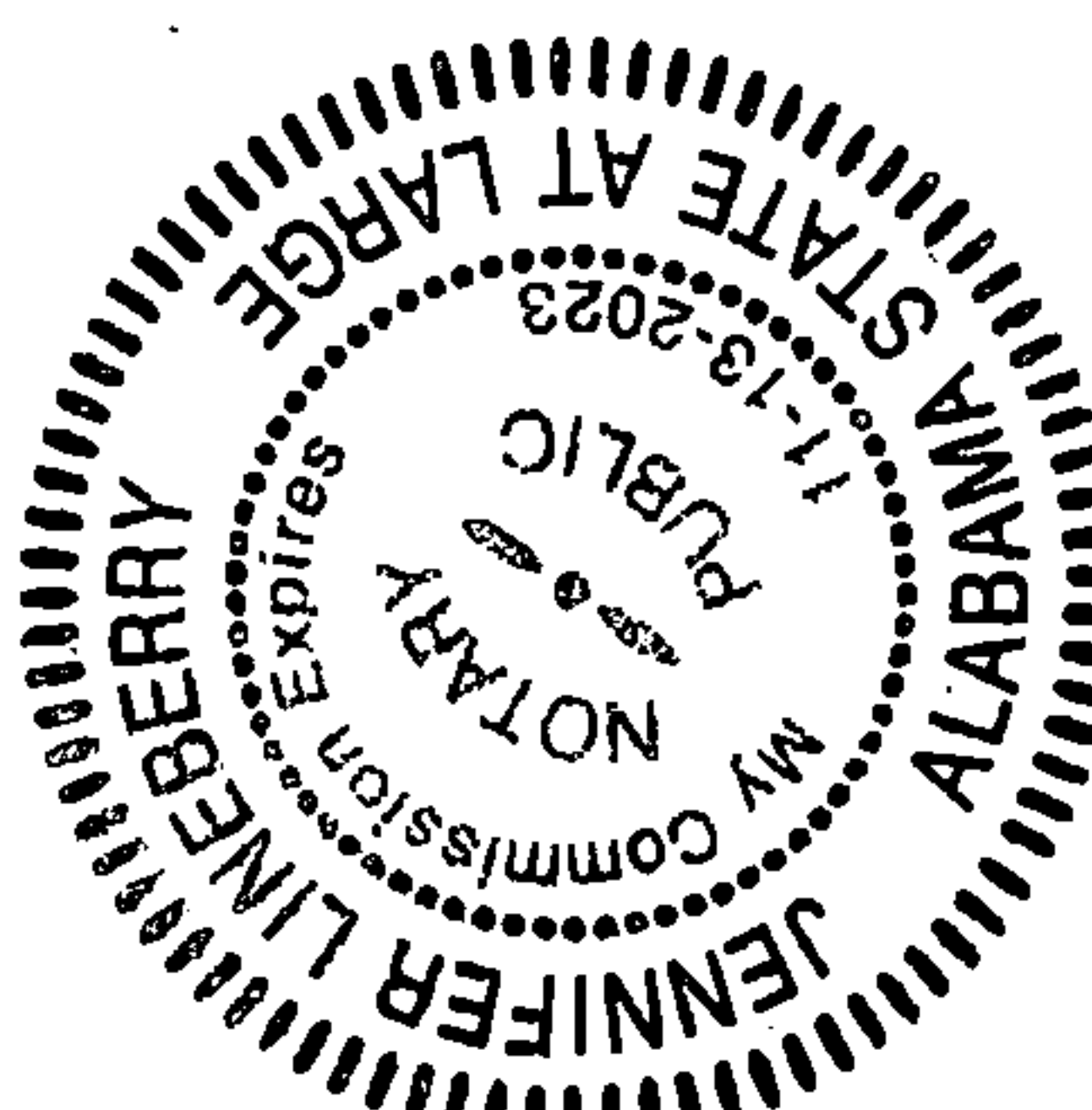
State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Jamie Taylor and Christina Abrams, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of March, 2022.


Notary Public, State of Alabama
My Commission Expires: 11-13-2023



Shelby County, AL 03/17/2022
State of Alabama
Deed Tax: \$60.00

Real Estate Sales Validation Form

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

Grantor's Name Jamie Taylor
Mailing Address 5065 Old Hwy 280
Sterrett, AL 35147

Grantee's Name David Martinez Garcia
Mailing Address 76 Stevie Ln
Wilsonville AL 35186

Property Address 5065 Old Hwy 280
Sterrett, AL 35147

Date of Sale March 11, 2022
Total Purchase Price \$ 60,000.00

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
☒ 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 3-11-2022

Print

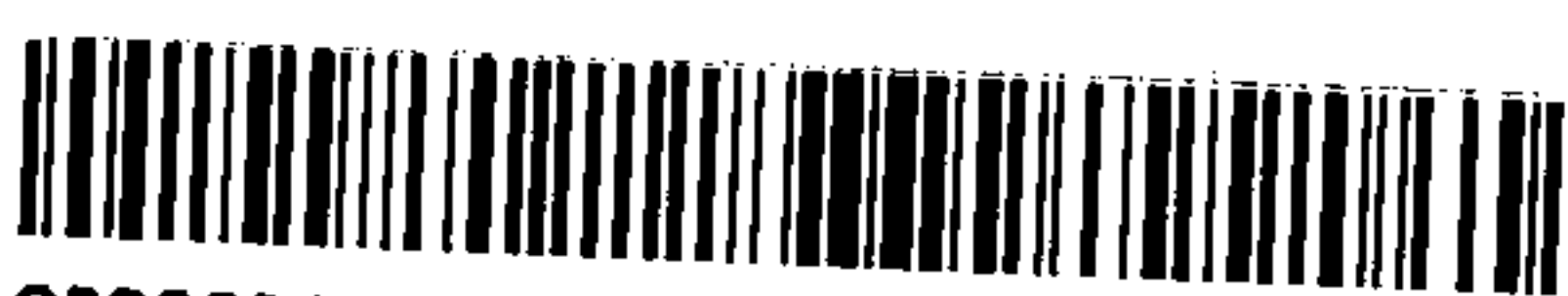
Jamie Taylor

Sign

Jamie Taylor

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220317000109990 2/2 \$82.00
Shelby Cnty Judge of Probate, AL
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Form RT-1