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04/07/2022 12:54:57 PM
DEEDS 1/4

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Martin Jimenez Zavala
195 County Rd 961
Jemison AL 35085

GENERAL WARRANTY DEED

22-0308 (2)
STATE OF ALABAMA
COUNTY OF SHELBY

}
} KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Fifty Thousand Dollars and NO/100 (\$50,000.00)** to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **William Oliver, a married person, Brenda Payne, a single person, Ronald Oliver, a married person, and Linda Leader, a single person,** (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Martin Jimenez Zavala** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Commence at the Southeast corner of the NE ¼ of the NW ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Northerly along the East line of said quarter-quarter section a distance of 123.15', to the point of beginning of the property being described; Thence continue along last described course a distance of 220.50' to a point; thence turn 87 deg. 11' 34" left and run Westerly a distance of 742.07' to a point on the North edge of Carol Street; thence turn 99 deg. 13' 34" left and run South-Southeasterly a distance of 116.88' to a point; Thence turn 98 deg. 28' 56" right and run Westerly a distance of 92.65' to a point; thence turn 91 deg. 04' 58" left and run Southerly a distance of 120.56' to a point; thence turn 56 deg. 12' 43" left and run Easterly a distance of 816.60' to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

The above grantors are the surviving grantees of deed recorded in Instrument 1996-03870. The other grantee, Stanley E. Oliver, passed away on or about September 27, 2015.

Linda Leader is formerly known as Linda Snell. They are one and the same person.

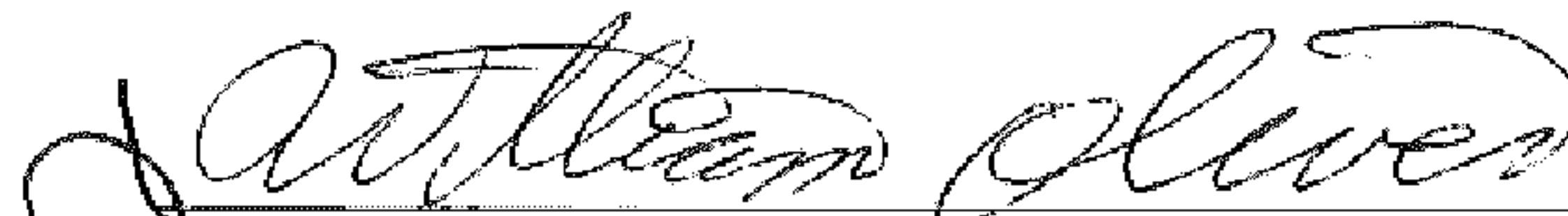
None of the above consideration was secured by and through a purchase money mortgage closed herewith.
This is not the homestead of any grantor nor that of their spouses.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have

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**, his/her heirs and assigns forever, against the lawful claims of all persons.

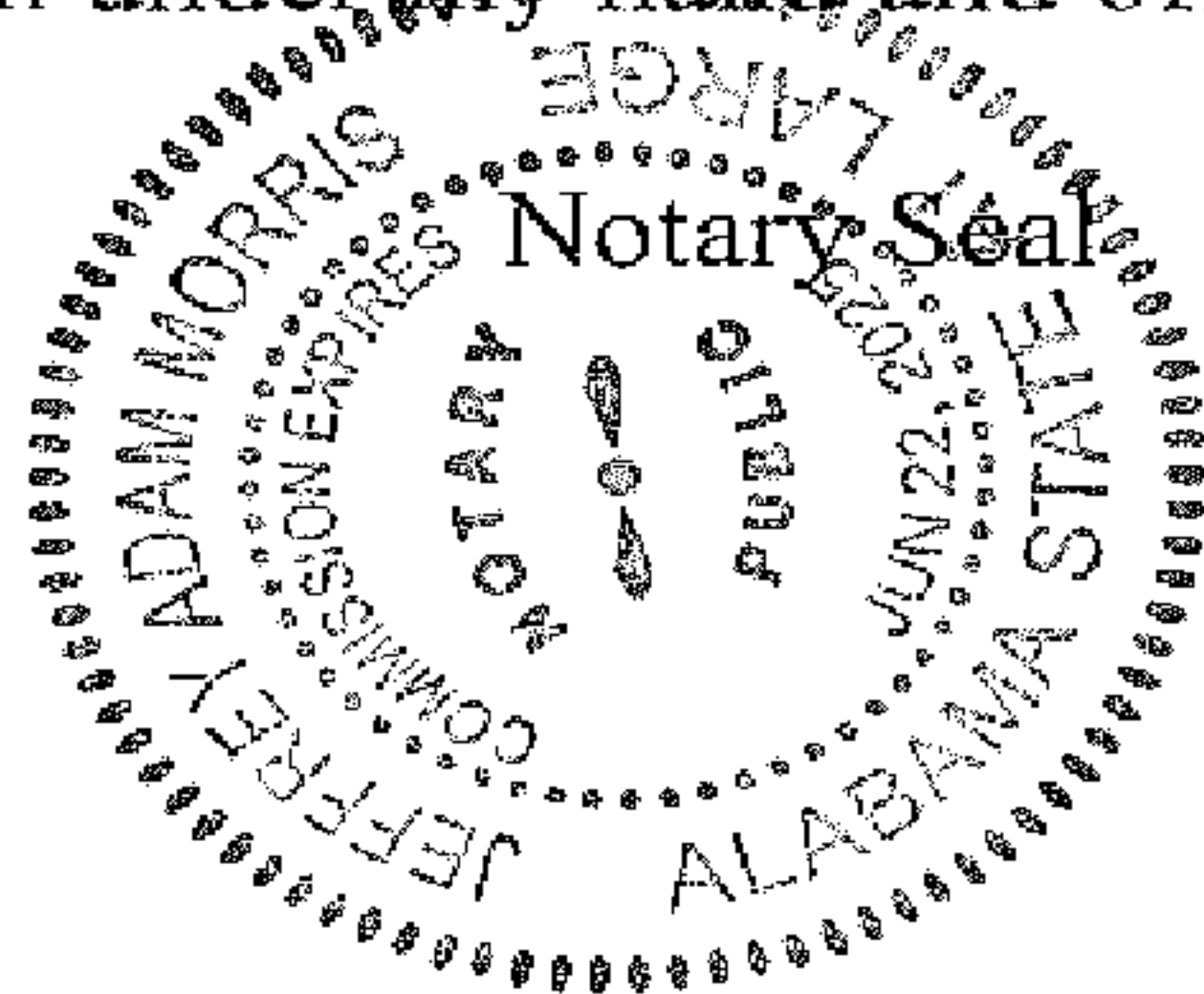
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this 5th day of April, 2022.


William Oliver

STATE OF AL
COUNTY OF Jefferson

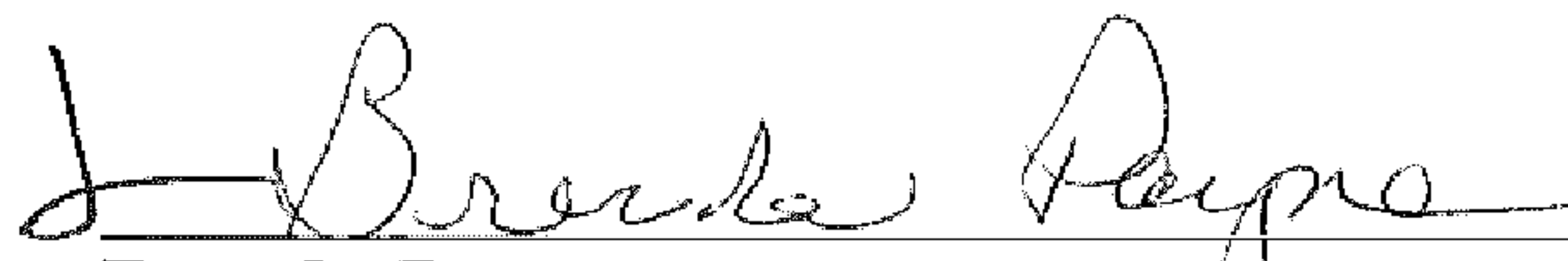
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **William Oliver** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2022.




Notary Public

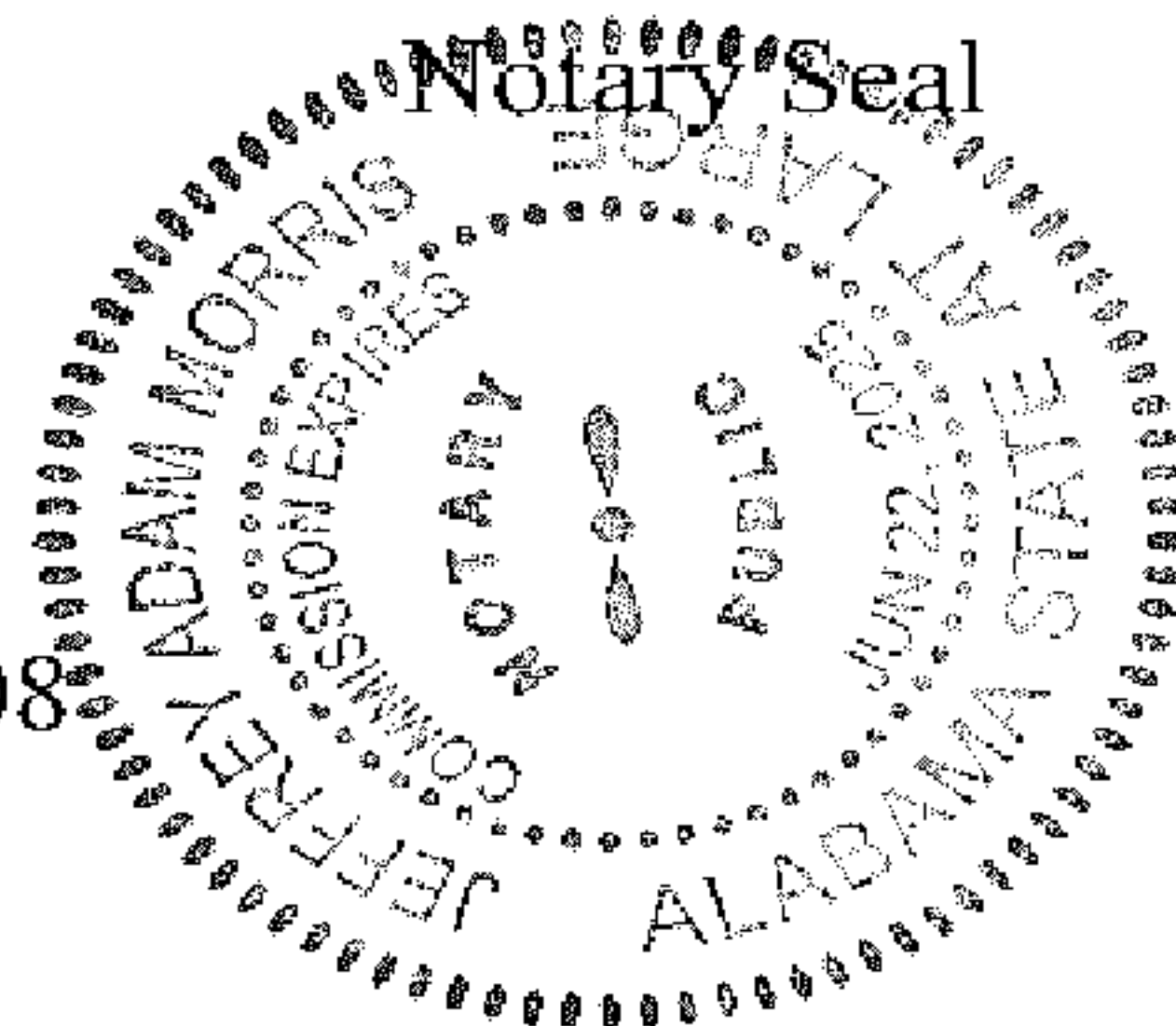
My commission expires: 6/22/2025

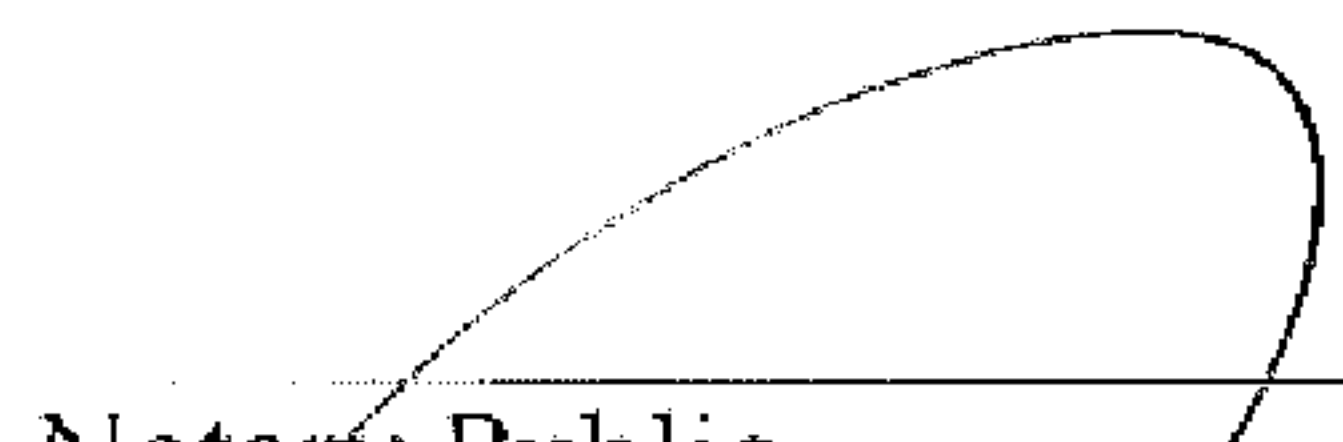

Brenda Payne

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Brenda Payne** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2022.




Notary Public

My commission expires: 6/22/2025

Linda Leader
Linda Leader

STATE OF AL
COUNTY OF Jefferson

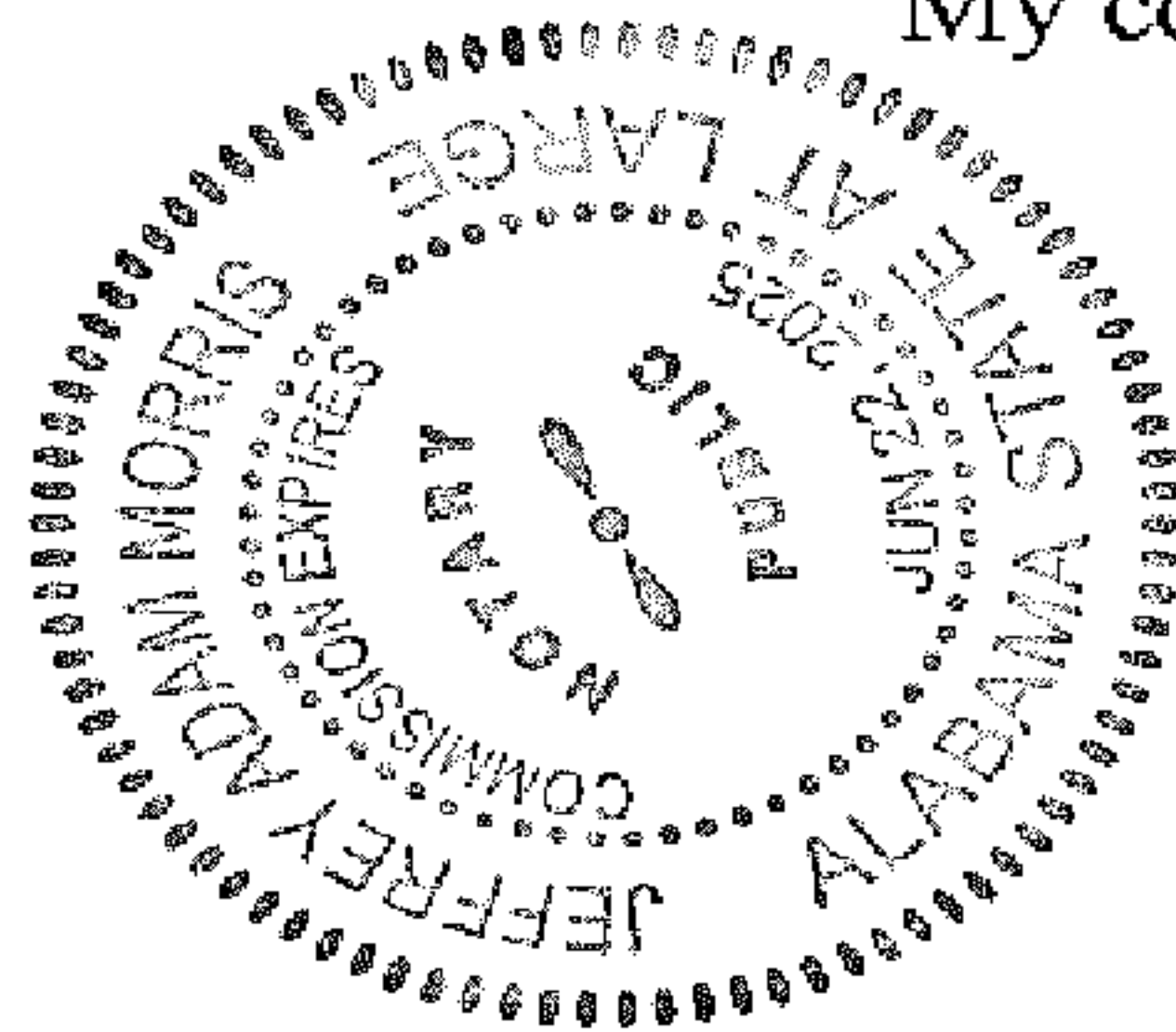
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Linda Leader** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2022.

Notary Seal

[Signature]
Notary Public
My commission expires.

6/22/2025



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Oliver Heirs

Grantee's Name

Martin Jimenez Zavala

Mailing Address 15290 County Rd 29
Jemison AL 35085

Mailing Address

195 County Rd 961
Jemison AL 35085

Property Address

Date of Sale

April 5th, 2022

3016 Carroll St, Pelham, AL 35124-2038

Total Purchase Price

\$50,000.00

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

Appraisal

Sales Contract

Other

☒ 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 4/5/22

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

04/07/2022 12:54:57 PM

\$83.00 CHARITY

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Alicia S. Bayl