

20220414000155050
04/14/2022 03:01:14 PM
DEEDS 1/3

This Instrument was Prepared by:

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

File No.: MV-22-28186

Send Tax Notice To: Maximiano Sandoval Arayo
Ricarda Gomez Acosta

285 Green Park
Pelham, AL 35124

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of ~~Twenty Thousand Dollars and No Cents (\$20,000.00)~~ ^{*Eight \$28,000.00}, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael Long and Katie Long, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Maximiano Sandoval Arayo and Ricarda Gomez Acosta**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 12 day of

April, 2022

Michael Long

Katie Long

State of Georgia
County of Richmond

I, Sonshine Rhodes, a Notary Public in and for the said County in said State, hereby certify that Michael Long and Katie Long, 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 12 day of April, 2022.

Sonshine Rhodes
Notary Public, State of Georgia
My Commission Expires: August 12, 2025

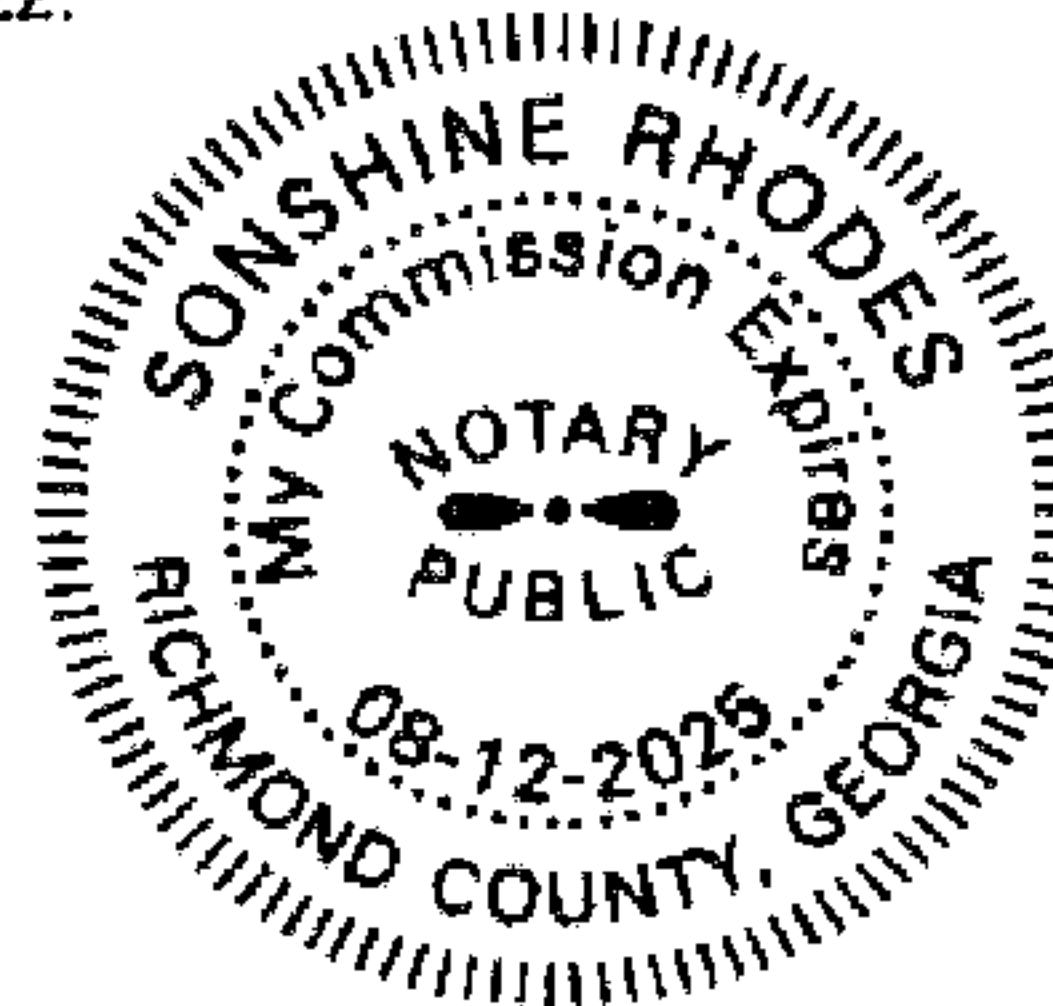


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:
Begin at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 20 South, Range 1 East; thence run North along the West line of said Section 666.14 feet; thence turn right 92 degrees 01 minutes Easterly 260.93 feet; thence turn right 87 degrees 58 minutes Southerly 666.40 feet to the South line of said Quarter-Quarter; thence turn right 92 degrees 06 minutes Westerly along the said South line 261.09 feet to the point of beginning.

Also, a non-exclusive easement for a right of way:
Non-exclusive 60-foot wide access easement over and across a portion of the SE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama, as identified on plat attached to Instrument #2014012700025100, in the Probate Office of Shelby County, Alabama.

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

Grantor's Name	Michael Long Katie Long	Grantee's Name	Maximiano Sandoval Arrayo Ricarda Gomez Acosta
Mailing Address	<u>172 Fairway Drive</u> <u>Waynesboro, Ga 30830</u>	Mailing Address	<u>285 Green Park</u> <u>Pelham, AL 35124</u>
Property Address	<u>521 Sycamore Rd.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>April 13, 2022</u>
		Total Purchase Price	<u>\$28,000.00</u>
		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)

<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 of 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 April 11, 2022

Print Michael Long

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2022 03:01:14 PM
\$56.00 JOANN
20220414000155050

Form RT-1



Allen S. Bayl