

20220428000174500
04/28/2022 11:59:49 AM
DEEDS 1/3

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

Send Tax Notice To:
Nancy & Mario Mendoza
211 16th St
Calera AL 35040

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Fifty Thousand Dollars and NO/100 (\$250,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Spartan Invest LLC, an Alabama Limited Liability Company**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Nancy Elizabeth Mendoza and Mario Alberto Mendoza** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby County, Alabama** to wit:

Lots 9 and 10 Block 96, of Dunstan's Map of Calera as recorded in Map Book 1 Page 1 as recorded in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Begin at the intersection of 16th Street and 2nd Avenue, both having an 80 foot right of way, said point also being the NW corner of Lot 9 of the above-mentioned Block 96, being the Point of Beginning; thence South 87 degrees 42 minutes 50 seconds East and along said 2nd Avenue right of way line, a distance of 150.00 feet; thence South 00 degrees 30 minutes 38 seconds and leaving said right of way line, a distance of 100.00 feet; thence North 88 degrees 20 minutes 25 seconds West, a distance of 151.08 feet to a point on above said 16th Street; thence North 00 degrees 00 minutes 00 seconds East and along said right of way line, a distance of 98.34 feet to the Point of Beginning;

All as shown on the Zebariah Scott Lee Boundary Survey as recorded in Map Book 35, Page 61, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$220,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 do for myself, and my heirs executors and administrators covenant with the said Grantee(s), their heirs and assigns, that I am lawfully seized in fee simple of said premises; 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 I will and my 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 persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his/her hand and seal, this 26 day of April, 2022.

Spartan Invest, LLC, an Alabama
Limited Liability Company

Lindsay Davis
By: Lindsay Davis, its Manager

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Lindsay Davis**, whose name as **Manager of Spartan Invest, LLC**, 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 26 day of April, 2022.



Ashley M Odum
Notary Public
My commission expires: 8-20-2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/28/2022 11:59:49 AM
 \$58.00 CHARITY
 20220428000174500

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Spartan Invest LLC	Grantee's Name	Nancy Elizabeth Mendoza Mario Alberto Mendoza
Mailing Address <u>2015 3rd Ave N</u> <u>Birmingham AL</u>	Mailing Address	<u>211 16th St</u> <u>Calera AL 35040</u>
Property Address <u>35203</u>	Date of Sale	April 26th, 2022
211 16th St, Calera, AL 35040-6342	Total Purchase Price	\$250,000.00
	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

4/26/22

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one