

This Instrument was Prepared by:

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

File No.: MV-22-28208

Send Tax Notice To: Jaime Perez Candia
Alejandro Obispo Reynosa

557 Hwy 315
Columbiana, AL 35051

CORPORATION FORM 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 **Fifty Six Thousand Dollars and No Cents (\$56,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Zen Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jaime Perez Candia and Alejandro Obispo Reynosa**, (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

\$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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Richard Williams, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of May, 2022.

ZEN PROPERTIES, LLC, AN ALABAMA LIMITED
LIABILITY COMPANY

Richard Williams
Managing Member

State of Alabama

County of Shelby

I,  a Notary Public in and for said County in said State, hereby certify that Richard Williams, Managing Member of Zen Properties, LLC, an Alabama Limited Liability Company 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 6th day of May, 2022


Notary Public, State of Alabama

My Commission Expires: 9-1-24

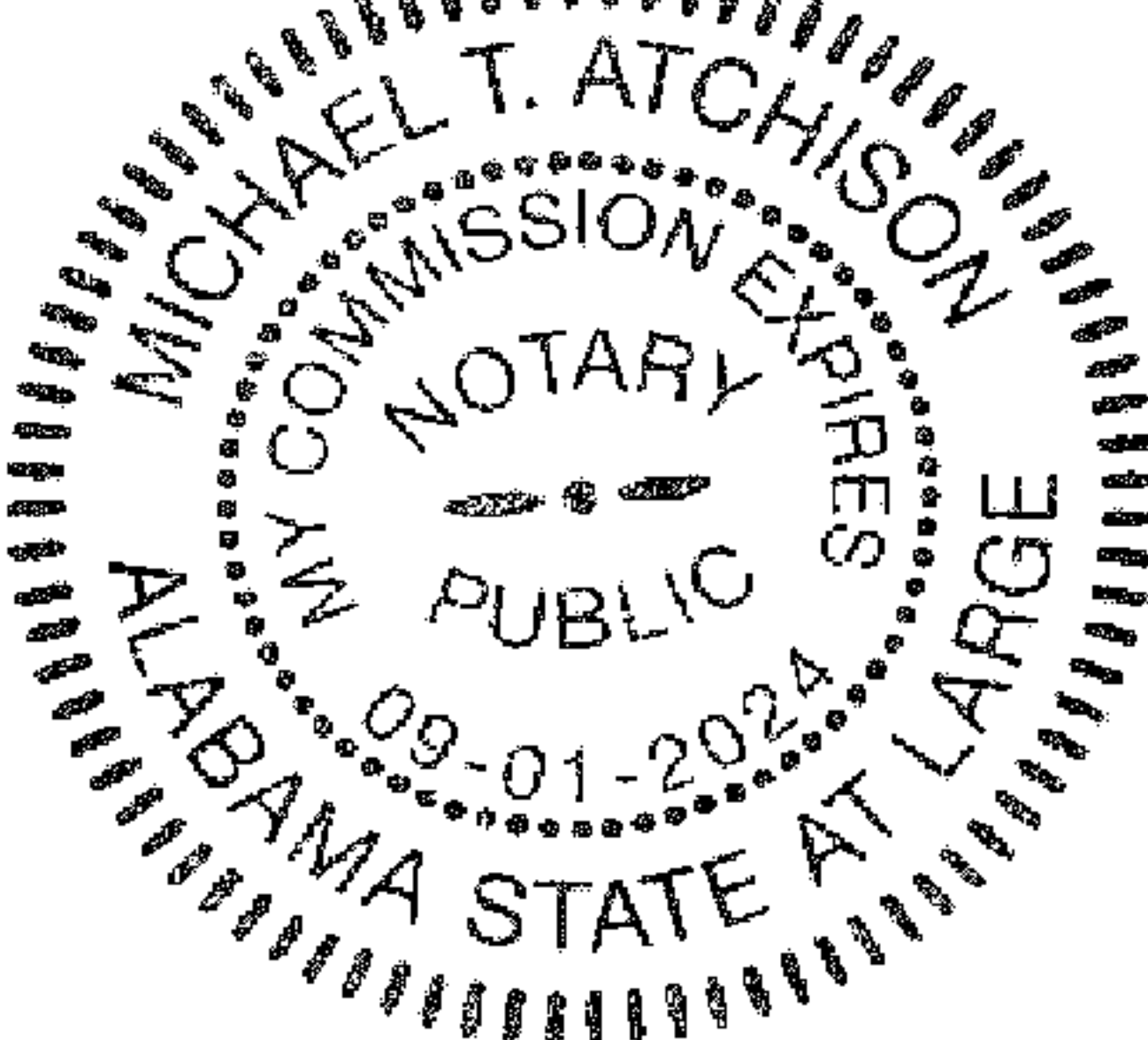


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 35, Township 21 South, Range 1 West; thence run South along the West line thereof for 217.42 feet to the Southern right of way of Old Highway #25 to the point of beginning; thence continue last described course for 328.28 feet; thence 98 degrees 27 minutes 17 seconds left run Northeasterly for 248.20 feet; thence 77 degrees 08 minutes 50 seconds left run Northerly for 489.55 feet to the Southerly right of way of said Highway #25 and a curve to the right (having a central angle of 7 degrees 58 minutes 32 seconds and a radius of 2479.98 feet and a length of 345.21 feet); thence 129 degrees 05 minutes 20 seconds left to chord of said curve, run along said curve and right of way a chord distance of 344.93 feet to the point of beginning.
According to the survey of Thomas E. Simmons, dated April 19, 1994.
SITUATED IN SHELBY COUNTY.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Zen Properties, LLC, an Alabama
Limited Liability CompanyMailing Address 116 Bottom Ln
Columbiana, AL 35051Property Address 919 Old Highway 25
Columbiana, AL 35051Grantee's Name Jaime Perez Candia
Alejandro Obispo ReynosaMailing Address 557 Hwy 315
Columbiana, AL 35051Date of Sale May 06, 2022
Total Purchase Price \$56,000.00or
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 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 May 04, 2022Print Zen Properties, LLC, an Alabama Limited Liability
CompanySign [Signature]
(Grantor/Grantee/Owner/Agent) circle one**Unattested**Filed and Recorded _____ (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2022 03:00:51 PM
\$84.00 JOANN
20220506000187220*Allen S. Bayl***Form RT-1**