

Prepared by:
Latham, Huntley &
Associates, LLC
PO Box 1319
Clanton, Al. 35046
Grantee address:



20220603000223970 1/3 \$58.00
Shelby Cnty Judge of Probate, AL
06/03/2022 01:13:29 PM FILED/CERT

STATE OF ALABAMA

CHILTON COUNTY

THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **Thirty Thousand Dollars and no/100 (\$30,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **Harrison Price and wife Dorothy Price** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Juan Antonio Hernandez and Miriam Hernandez** (herein referred to as grantee, whether one or more), **as joint tenants with right of survivorship**, the following described real estate, situated in Shelby, County, Alabama:

See Exhibit "A" Attached Hereto

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, **as joint tenants with rights of survivorship**.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators 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 I (we) have hereunto set my (our) hand(s) and seal(s) this 5 day of August, 2013

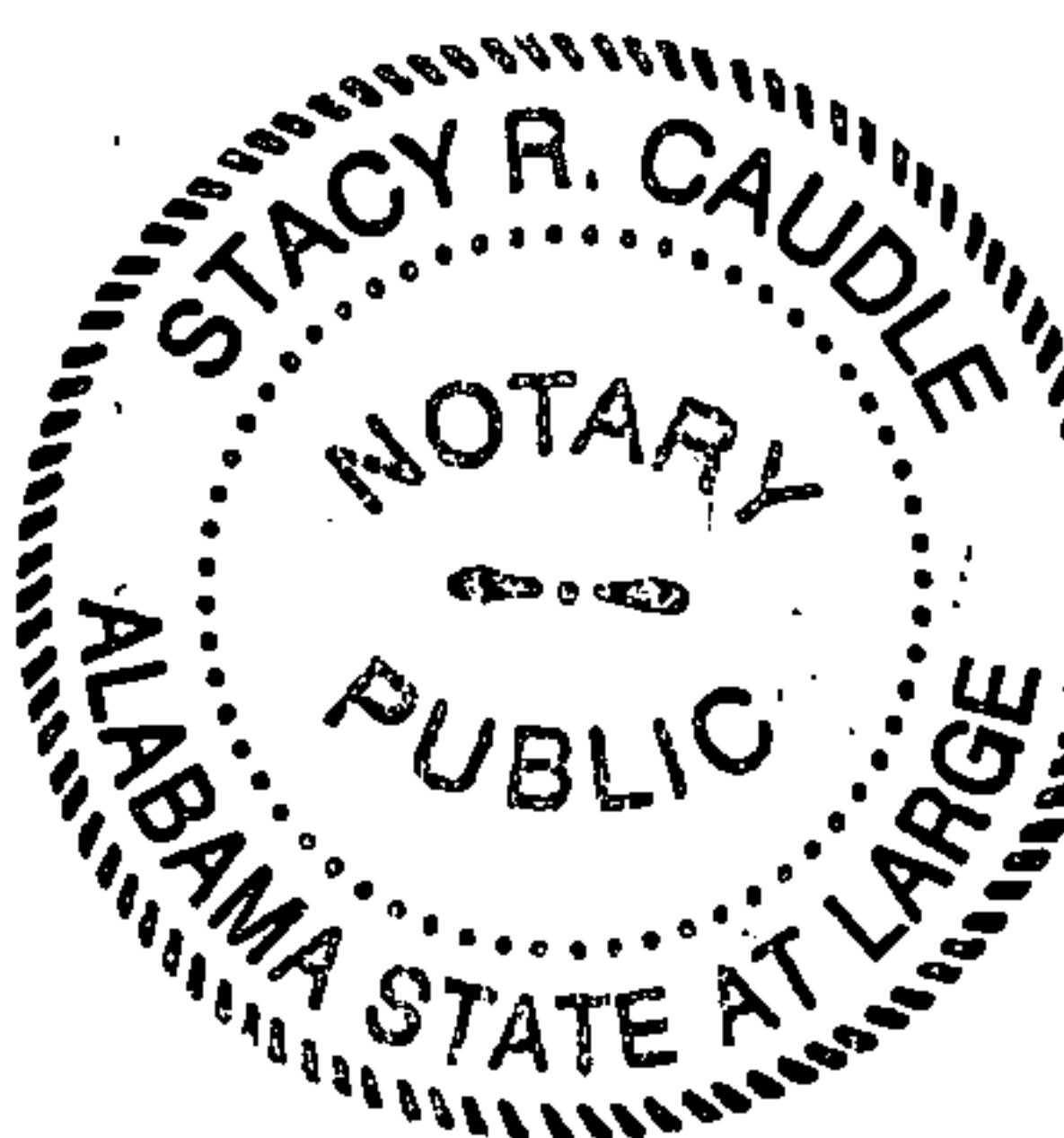
Harrison Price
Harrison Price

Dorothy Price
Dorothy Price

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, hereby certify that, **Harrison Price and Dorothy Price**, whose names are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5 day of August, 2013.



NOTARY PUBLIC

My Commission is:

22714

Exhibit 'A'



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A lot or parcel of land lying and being situated in the NE 1/4 of the NE 1/4, Section 3, and partially in the NW 1/4 of the NW 1/4, Section 2, all being in Township 24, Range 12 East, and being more particularly described as follows: From the SW corner of said NW 1/4 of the NW 1/4, Section 2, run North 30 deg. 40 min. West for 257 feet; thence run North 54 deg. 20 min. East for 100 feet; thence run North 39 deg. 25 min. West for 244.6 feet to an iron pin on the South line of an unpaved public road, as the same this day lies; run thence North 33 deg. 11 min. East along said line of said road for 121 feet to a fence corner post and the point of beginning of said line of said road for 121 feet to a fence corner post and the point of beginning of subject parcel of land; from said point thus established, continue to run said course along said road line for 166.9 feet to a fence corner post; run thence South 68 deg. 14 min. East along a fence for 447.8 feet to a stake; continue to run along said fence line South 49 deg. 26 min. East 72.6 feet to a stake; continue to run along said fence South 01 deg. 56 min. West 48.2 feet to a stake; continue to run along said fence South 31 deg. 00 min. West for 103.5 feet to a stake; continue to run along said fence South 40 deg. 04 min. West for 76.5 feet to a stake; thence leaving said fence, run North 60 deg. 34 min. West for 506.3 feet, and back to the point of beginning; being situated in 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 Harrison Price
Mailing Address 94 Jones Rd
Montevallo, AL 35115

Grantee's Name Miriam Hernandez
Mailing Address 94 Jones Rd
Montevallo, AL 35115

Property Address 94 Jones Rd
Montevallo, AL 35115

Date of Sale 2013
Total Purchase Price \$ 30,000.00

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 6/3/22

Print Miriam Hernandez

Unattested

Sign

Miriam Hernandez
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1