

Warranty Deed



20220613000235360 1/3 \$64.50
Shelby Cnty Judge of Probate, AL
06/13/2022 02:26:56 PM FILED/CERT

SEND TAX NOTICE TO:

Juan & Alicia Fernandez
167 Gypsy Trail
Sterrett, AL 35147

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

Known All Men by These Presents: That in consideration of Ten Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I, Diosdado J. Fernandez, unmarried (herein referred as grantor, whether one or more), grant bargain, sell and convey unto Juan Fernandez and Alicia Fernandez, Husband and wife, (herein referred to as grantee, whether one or more) the following described real estate, situated in SHELBY County, Alabama to-wit:

See Attached Exhibit "A"

Property Address: 12 Hwy. 45 Sterrett, AL. 35147

Mineral and mining right excepted.

Subject to existing easements, restrictions set back lines, rights of way, limitations, if any of record.

TO HAVE AND TO HOLD to the said Grantee, his, hers, their, heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her and their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have good right to sell and convey the same aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs ad assigns forever, against the lawful claims for all persons.

In Witness Whereof, I (we) have hereunto set (our) hand(s) and seal(s) this 27th day of May, 2022.

DIOSDADO J. FERNANDEZ

Witness

STATE OF FLORIDA
DADE COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diosdado J. Fernandez, whose name(s) 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 this conveyance, she/he executed the same voluntarily on the same bare date. Given under my hand and official seal, this 27th Day of May, 2022.



CAROLINA ROSE PELAEZ
Commission # HH 158043
Expires July 26, 2025
Bonded Thru Budget Notary Services

NOTARY PUBLIC

Shelby County, AL 06/13/2022
State of Alabama
Deed Tax: \$36.50

July 26, 2025
My Commission Expires



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EXHIBIT "A" LEGAL DESCRIPTION

Parcel I:

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 570.0 feet; thence run South 82 degrees 10 minutes East a distance of 100.0 feet to the point of beginning of the property being described; thence turn an angle of 99 degrees 58 minutes 06 seconds left and run Northerly 131.85 feet to a point; thence turn an angle of 75 degrees 32 minutes 33 seconds left and run Northwesterly a distance of 263.86 feet to a point on the East right of way line of a paved public road; thence turn an angle of 77 degrees 50 minutes 56 seconds left and run Southwesterly along said right of way line 50.0 feet to a point; thence turn an angle of 79 degrees 30 minutes 36 seconds left and run Southeasterly 224.95 feet to a point; thence turn an angle of 27 degrees 07 minutes 50 seconds left and run 100.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel II:

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 570.0 feet to a point; thence run South 82 degrees 10 minutes East a distance of 100.0 feet to a point; thence turn an angle of 99 degrees 58 minutes 06 seconds left and run Northerly 131.85 feet to the point of beginning of the property Parcel I, being described; thence continue along last described course 78.15 feet to a point; thence turn an angle of 83 degrees 13 minutes 28 seconds left and run Northwesterly 237.0 feet to a point on the East right of way line of a paved public road; thence turn an angle of 70 degrees 10 minutes left and run Southwesterly along said right of way line a distance of 45.0 feet to a point; thence turn an angle of 102 degrees 09 minutes 05 seconds left and run Southeasterly 263.86 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/22/2018 12:15:39 PM
\$19.00 CHERRY
20180822000301120

Real Estate Sales Validation Form

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

Grantor's Name Diosadoc, Fernandez
Mailing Address 5888 SW 17th St.
Miami, FL 33155

Grantee's Name _____
Mailing Address _____

Property Address Same as above

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 36,060

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 _____

Print Alicia Fernandez

Sign

Alicia Fernandez

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1