

20220712000275260

07/12/2022 03:39:27 PM

DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:

Dulce Rivera
1913 16th Ave S, Unit E
Birmingham, AL 35205

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kelly Stamps Griffin, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Dulce Rivera** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the W 1/2 of the NE 1/4 of Section 1, Township 22 South, Range 3 West, described as follows:

Commence at the S.E. Corner of the S.W. 1/4 of the N.E. 1/4 of Section 1 and go North 88 Degrees 53 Minutes 22 seconds West along the South Boundary of said 1/4 - 1/4 Section for 12.30 feet to the West Boundary of Shelby County Highway No. 107; thence North 01 Degrees 52 Minutes 00 Seconds West along the West Boundary of said Highway No. 107 for 942.00 feet to the Point of Beginning; thence continue North 01 Degrees 52 Minutes 00 Seconds West along the West Boundary of said Highway No. 107 for 146.95 feet; thence North 01 Degrees 55 Minutes 53 Seconds West along the West Boundary of said Highway No. 107 for 119.05 feet; thence South 88 Degrees 04 Minutes 07 Seconds West for 570.00 feet; thence South 01 Degrees 53 Minutes 45 Seconds East for 265.36 feet; thence North 88 Degrees 08 Minutes 00 Seconds East for 570.00 feet to the Point of Beginning, containing 3.48 Acres, more or less.

Also known as:

Lot 2, according to the Map of Stamps Mini Farms as recorded in Map Book 36, Page 103 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and

administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 12th day of July, 2022.


Kelly Stamps Griffin

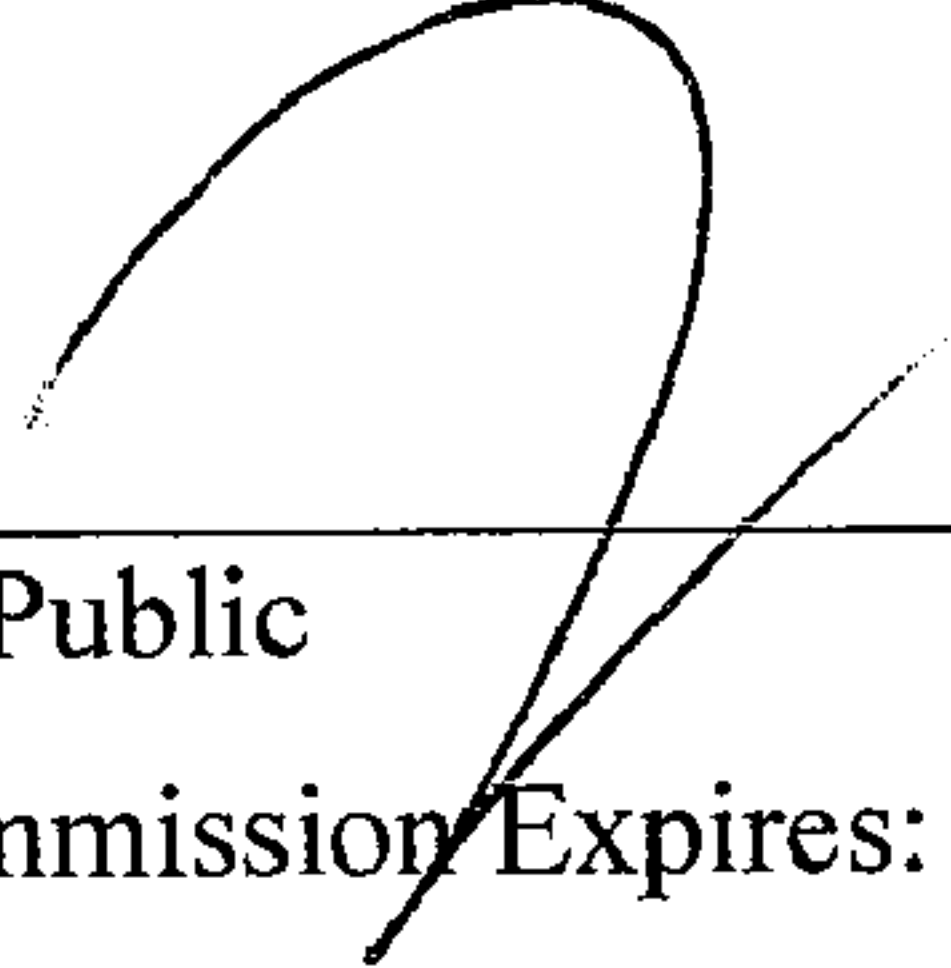
STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kelly Stamps Griffin**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of July, 2022.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Kelly Stamps GriffinGrantee's Name Dulce RiveraMailing Address 1050 Overland Road
Montevallo, AL 35115Mailing Address 1913 16th Ave S Unit E
Birmingham, AL 35205Property Address Lot 2 Stamps Mini Farms
TBD, AL 00000Date of Sale July 12, 2022Total Purchase Price \$120,000.00

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:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2022 03:39:27 PM
\$148.00 JOANN
20220712000275260

Allen S. Byrd

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 July 12, 2022

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one