

This instrument was prepared by:  
Mary Stewart Nelson, Esq.  
FISH NELSON & HOLDEN, LLC  
400 Century Park South, #224  
Birmingham, Alabama 35226

Send tax notice to:  
Angel Eduardo Ramos Castaneda  
3538 County Road 22,  
Montevallo, AL 35115

**State of Alabama**  
**County of Shelby**

### **GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Marsha Simmons and Sandy R. Tolbert and Tina F. Simmons and Kim A. Edwards**, the sole heirs-at-law to James Greer, Jr. and Christine Greer, and Cindy Ann Lightsey Greer, the surviving spouse of James Greer, Jr., (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Angel Eduardo Ramos Castaneda** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Parcel ID: 27-3-05-0-002-047.000**

**Address:** Vacant Lot on County Road 22, Montevallo, AL 35115

**See Exhibit A for Legal Description**

Subject to taxes for the year 2021 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that James Greer, Jr. is one and the same person as James H. Greer, Jr., the grantee on that deed recorded at Deed Book 24 Page 381. Be it further known that James Greer, Jr. became deceased on or about June 10, 2015. He was married to Cindy Ann Lightsey Greer at the time of his death.

Be it known that Christine Greer is one and the same person as Christine Holsomback Greer and Christine Wilson, grantee on that deed recorded at Deed Book 24 Page 381. Christine Wilson formerly known as Christine Greer became deceased on or about March 6, 2009.

Be it further known that James Greer, Jr., a/k/a James H. Greer, Jr. became the sole fee simple owner by and through that certain Divorce Agreement dated April 18, 1988,

entered into by James H. Greer, Jr. and Christine Holsomback Greer, approved by the Circuit Court of Shelby County, Alabama, Case No. DR-87-352, on May 5, 1988, wherein Christine Holsomback Greer divested all of her rights, title and interest in the real property to James Greer, Jr.

Be it further known that the property was not the homestead of the grantors or their spouses, and the property was not the homestead of the heirs-at-law or their spouses.

Be it known that Marsha Simmons is a married woman, Sandy R. Tolbert is a married woman, Tina F. Simmons is a married woman, and Kim A. Edwards is a married woman. *Be it further known that Cindy Ann Lightsey Greer is an unmarried woman.*

Be it known that 0 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, 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 the 22nd day of July, 2022.



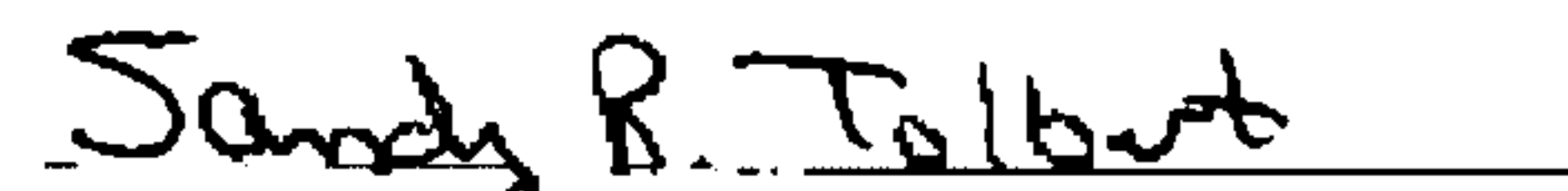
Tina F. Simmons  
as Heir-At-Law




Marsha Simmons  
as Heir-at-Law



Kim A. Edwards  
as Heir-at-Law



Sandy R. Tolbert  
as Heir-at-Law

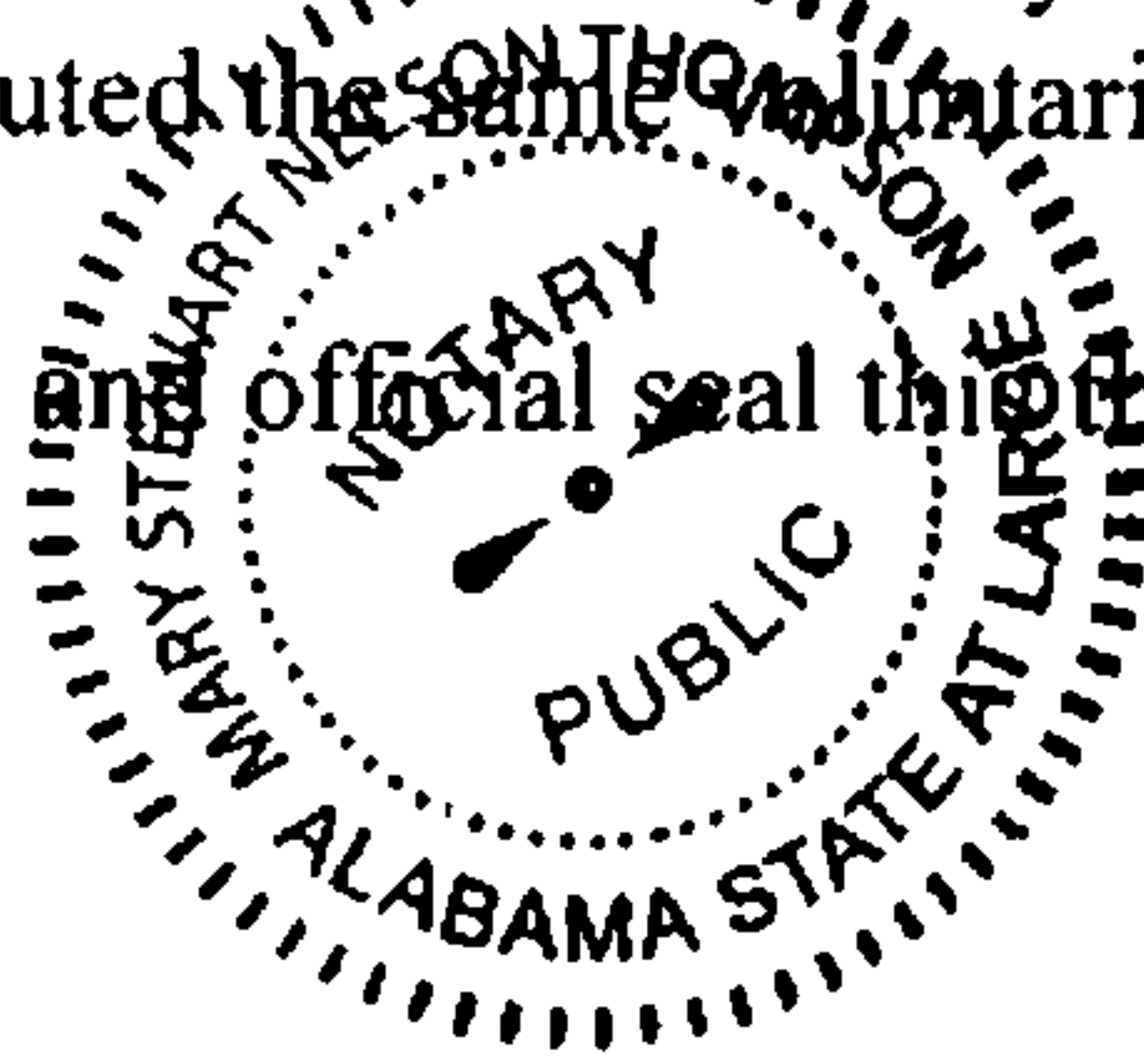


Cindy Ann Lightsey Greer  
as Heir-at-Law

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Marsha Simmons whose name is signed to the foregoing conveyance as heir-at-law to James Greer, Jr. and Christine Greer, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2022

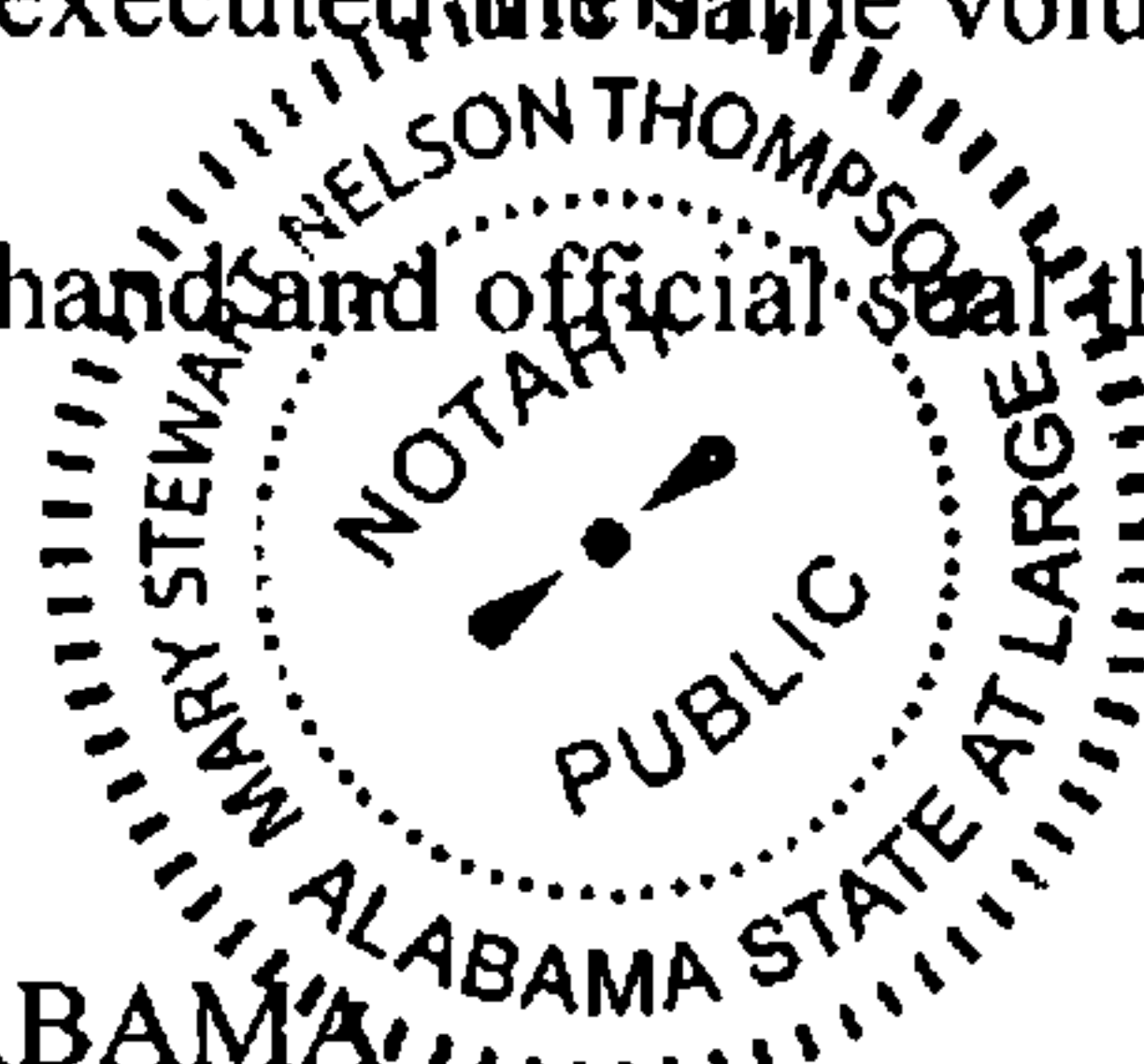


*[Signature]*  
Notary Public  
MCE : 4/30/25

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Tina F. Simmons whose name is signed to the foregoing conveyance as heir-at-law to James Greer, Jr. and Christine Greer, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2022

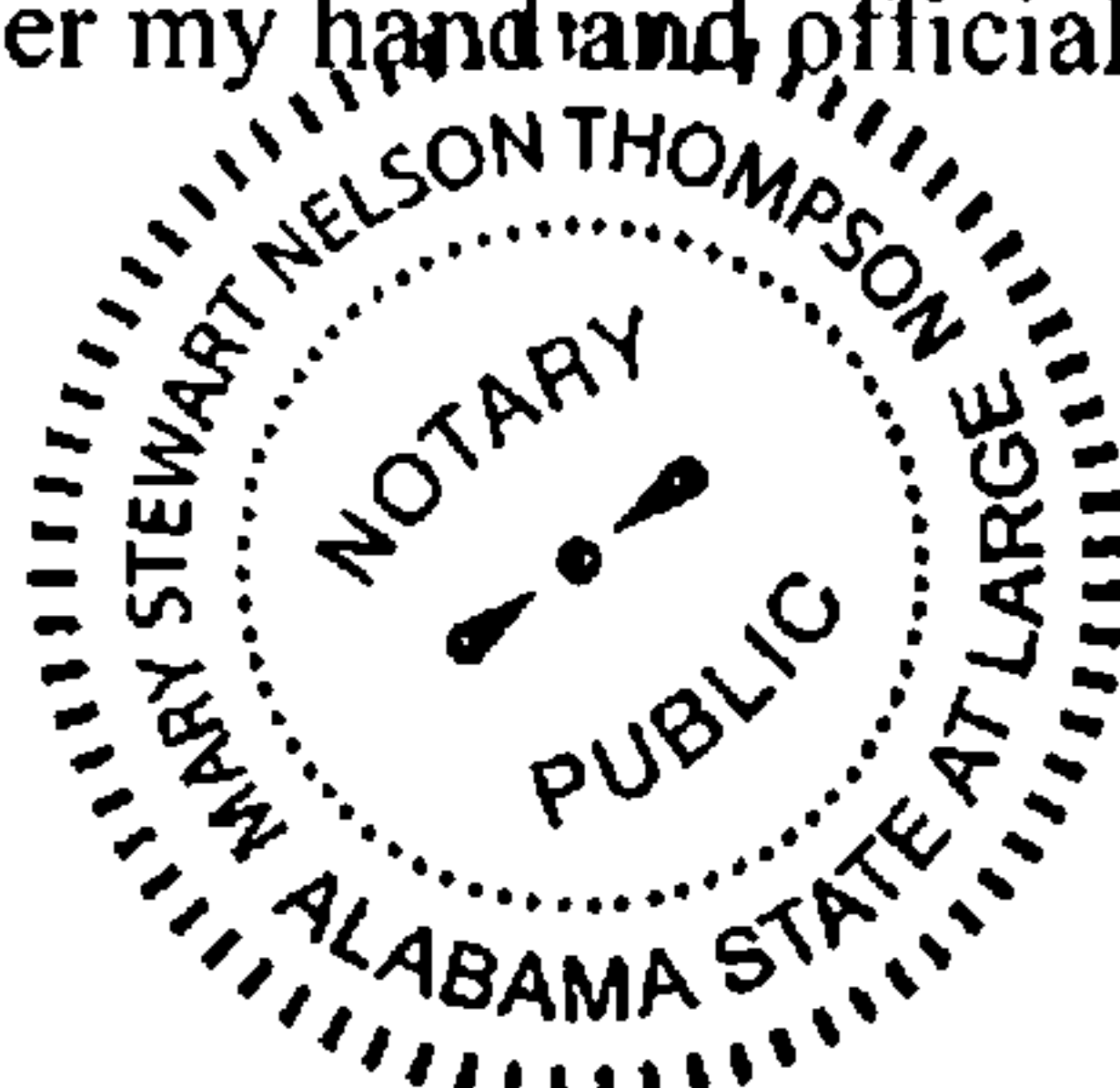


*[Signature]*  
Notary Public  
MCE : 4/30/25

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Kim A. Edwards whose name is signed to the foregoing conveyance as heir-at-law to James Greer, Jr. and Christine Greer, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2022

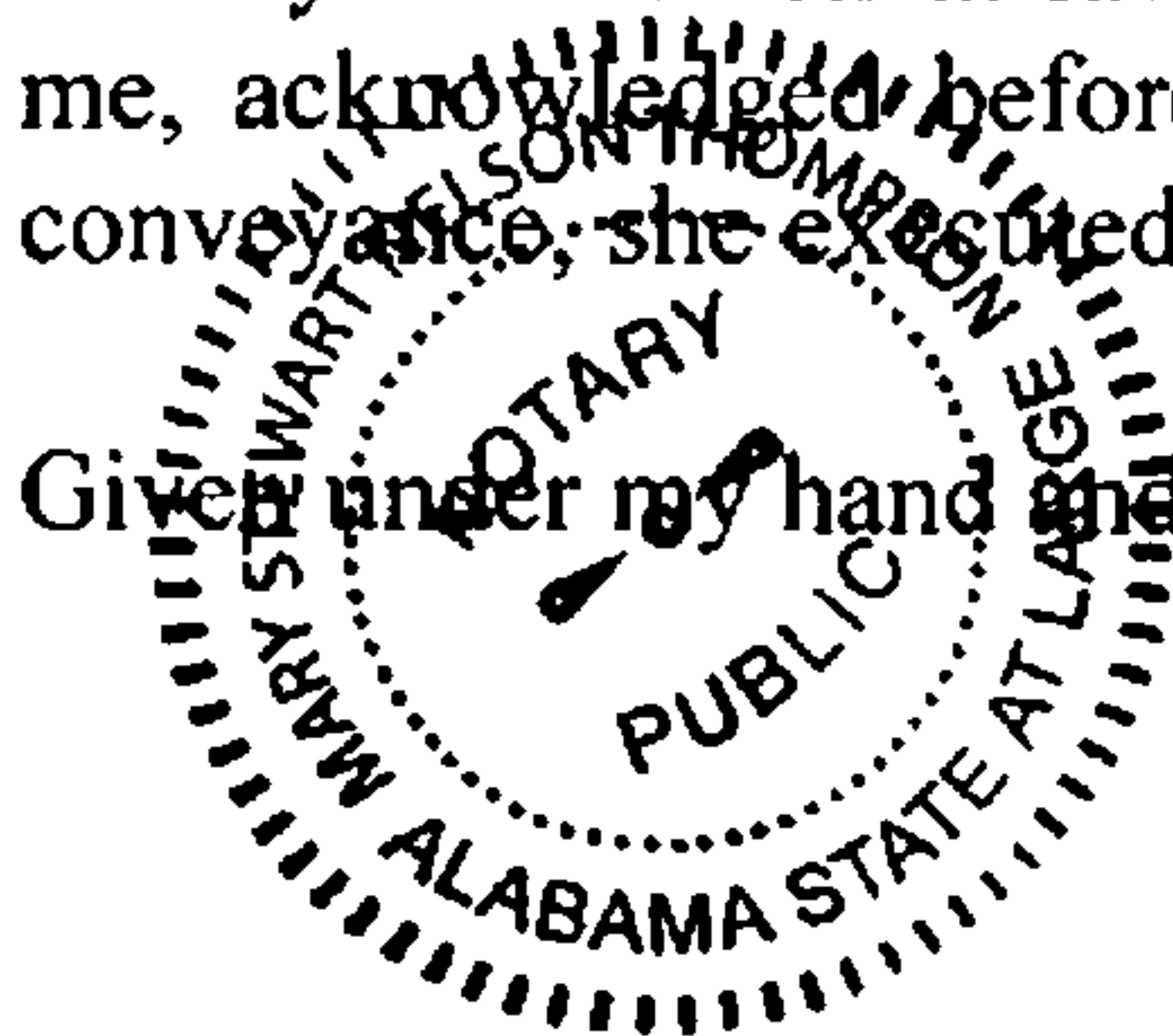



*[Signature]*  
Notary Public  
MCE : 4/30/25

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Sandy R. Tolbert whose name is signed to the foregoing conveyance as heir-at-law to James Greer, Jr. and Christine Greer, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2022

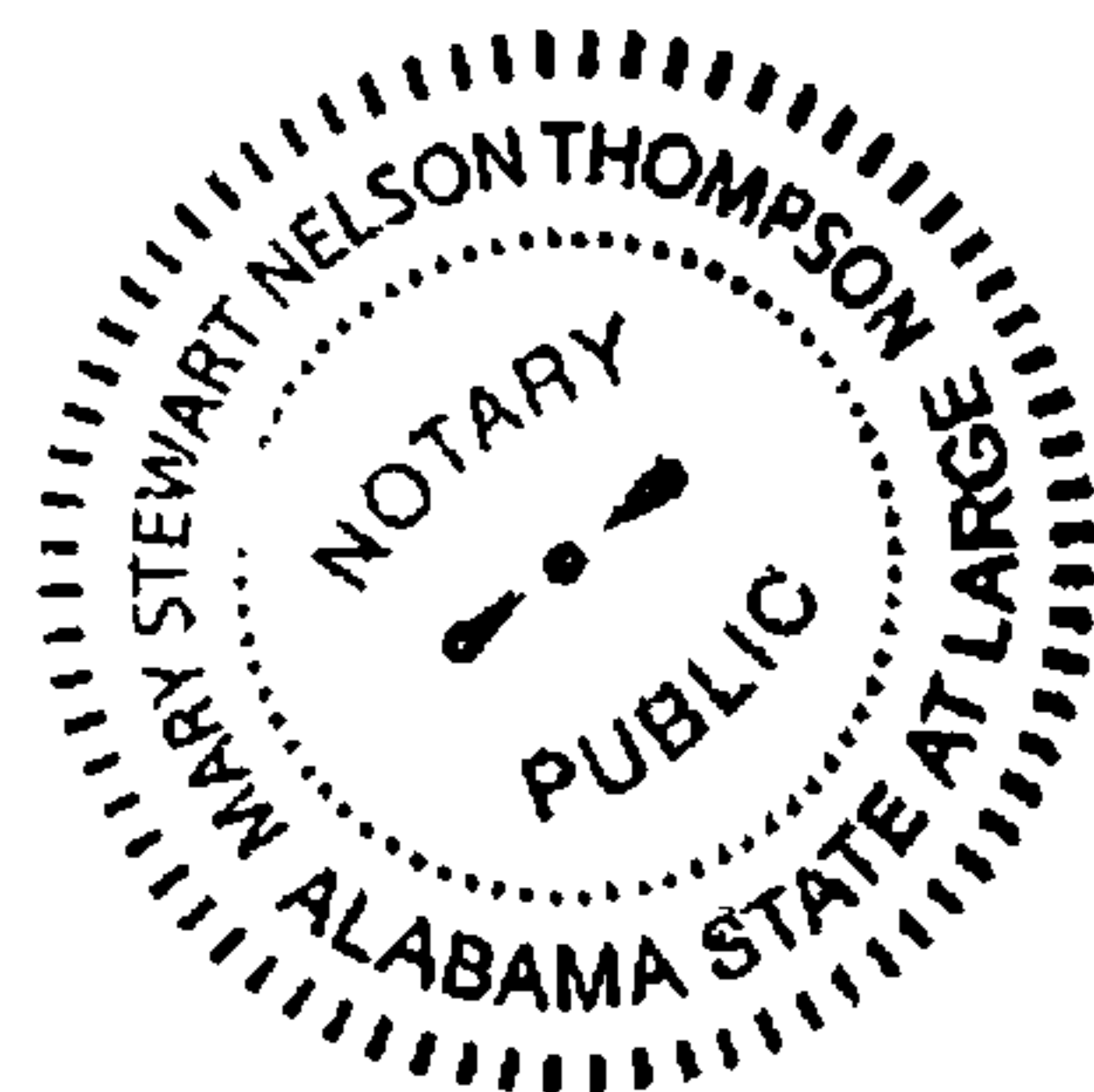


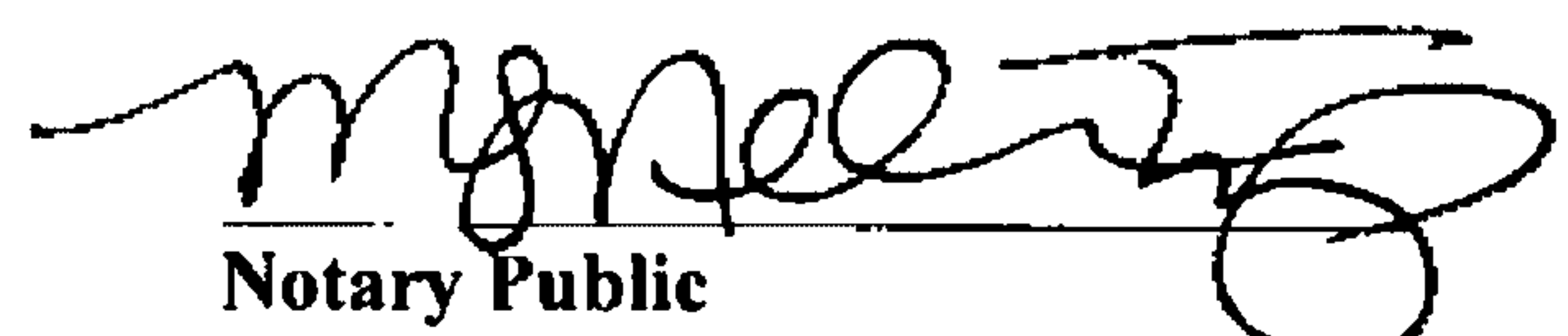
  
Notary Public  
MCE: 4/30/25

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Cindy Ann Lightsey Greer whose name is signed to the foregoing conveyance as the surviving spouse of James Greer, Jr., and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2022



  
Notary Public  
MCE-4/30/25



## EXHIBIT A

### LEGAL DESCRIPTION

A tract of land situated in the Northwest fourth of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Beginning at a point 1537.3 feet North of and 935.2 feet West of the center of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence North 13 deg. 23' West a distance of 214.25 feet; thence North 89 deg. 50' West a distance of 175.00 feet; thence South 13 deg. 23' East a distance of 214.75 feet; thence South 89 deg. 50' East a distance of 175.00 feet to point of beginning; lying and being in Shelby County, Alabama.



*Ann S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Marsha Simmons, Sarah  
Mailing Address R. Toibert, Tina F. Simmons,  
Kim A. Edwards  
289 Co Rd 879, Montevallo, AL 35115

Grantee's Name Angel Edwards Ramos  
Mailing Address Castaneda  
3550 Hwy 22  
Montevallo, AL 35115

Property Address Vacant lot on County  
Road 22, Montevallo,  
AL 35115

Date of Sale 7/22/22  
Total Purchase Price \$16,000.00

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 7/22/22

Print Mary Stewart Nelson Thompson

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one