

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

Send Tax Notice to:
Rosa M. Torres &
Nereida Jimenez Ragazzoni
412 6th Ave SW
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **W.C. Garrett, an unmarried man** (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, **Rosa M. Torres and Nereida Jimenez Ragazzoni** (hereinafter referred to as GRANTEE), together as joint tenants with rights of survivorship, 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:

SEE ATTACHED EXHIBIT A

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 GRANTEES.

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.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS

INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 22 day of August, 2022.

W.C. Garrett
W.C. Garrett

STATE OF Alabama
Shelby COUNTY

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SS: .

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **W.C. Garrett**, whose name(s) is/are signed to the foregoing conveyance and who 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 22 day of August, 2022.

[Signature]
Notary Public

My Commission Expires: 1/6/25

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

EXHIBIT A

A parcel of land in the NW 1/4 of the N.E. 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said 1/4 1/4 Section; thence run south along the East 1/4 1/4 line 399.52 feet; thence turn right 74 deg. 40 min. 06 sec. and run Southwest 395.48 feet; thence turn right 88 deg. 00 min. 00 sec. and run Northwest 23.67 feet to the point of beginning; thence continue last course 225.00 feet; thence turn left 88 deg 00 min. 00 sec. and run Southwest 225.00 feet; thence turn left 92 deg. 00 min. 00 sec. and run Southeast 225.00 feet; thence turn left 88 deg. 00 min 00 sec. and run Northeast 225.00 feet to the point of beginning.

Also a right-of-way for ingress, egress and utilities 20 feet wide, 10 feet on each side of the following described centerline: Commence at the Northeast corner of said 1/4 1/4 Section; thence run South along the East 1/4 1/4 line 399.52 feet; thence turn right 74 deg. 40 min. 06 sec. and run Southwest 395.48 feet; thence turn right 88 deg. 00 min. 00 sec. and run Northwest 23.67 feet; thence turn left 88 deg. 00 min. 00 sec. and run Southwest 197.00 feet to the point of beginning of said centerline; Thence turn left 25 deg. 02 min. 48 sec. and run Southwest 74.94 feet; thence turn left 25 deg. 02 min. 48 sec and run Southwest 74.94 feet, Thence turn right 11 deg. 39 min. 25 sec. and run Southwest 167 feet, more or less, to the centerline of U. S. Highway No. 31, and the end of said centerline.

All 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	<u>W.C. Garrett</u>	Grantee's Name	<u>Rosa M. Torres</u>
Mailing Address	<u>775 HWY 31 S</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>Nereida Jimenez Ragazzoni</u> <u>412 6th Ave SW</u> <u>Alabaster, AL 35007</u>
Property Address	<u>775 HWY 31 S</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>8/22, 2022</u>
		Total Purchase Price	<u>\$ 125,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: <u> </u>
<input type="checkbox"/> Closing Statement	

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 8/22, 2022

☐ Unattested

(verified by)

Print: Rosa M. Torres

Sign X Rosa M. Torres
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2022 02:05:25 PM
\$156.00 JOANN
20220822000329250

FORM RT-1

Allen S. Bayl