

This instrument was prepared by:
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Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY FIVE THOUSAND AND ZERO CENTS (\$45,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Cliff Trumbly, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Roberto Reyes and Laura Grado* (herein referred to as *Grantee*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Exhibit "A"-Legal Description

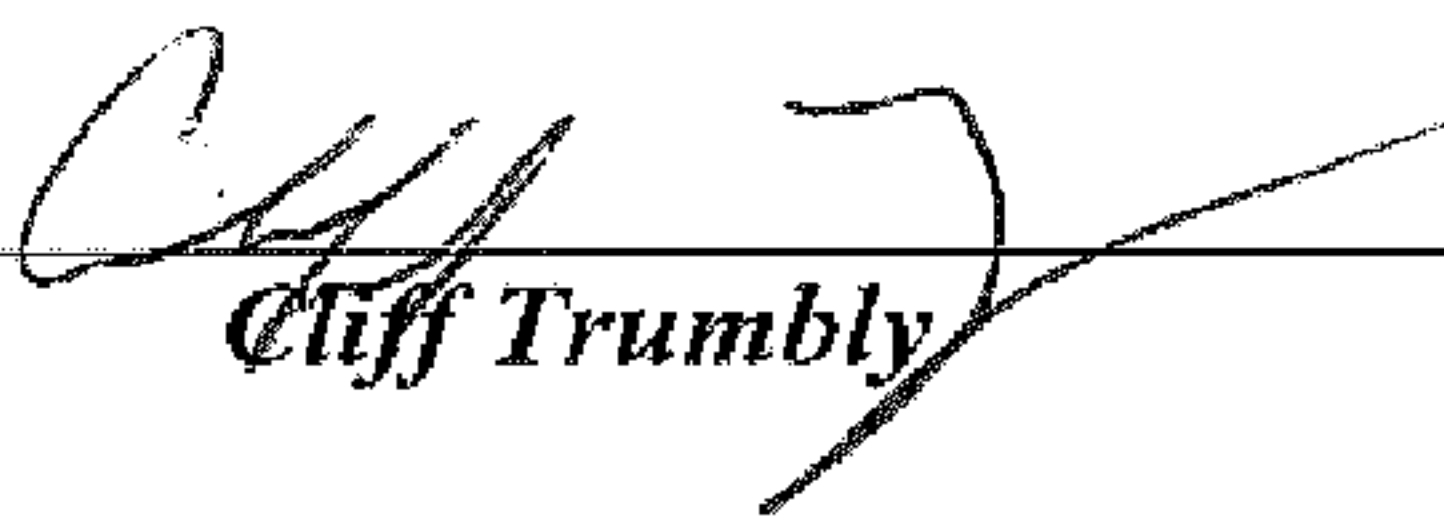
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record
- 3. Property constitutes no part of the homestead of the Grantor herein or his spouse

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors and assigns forever, against the lawful claims of all persons.

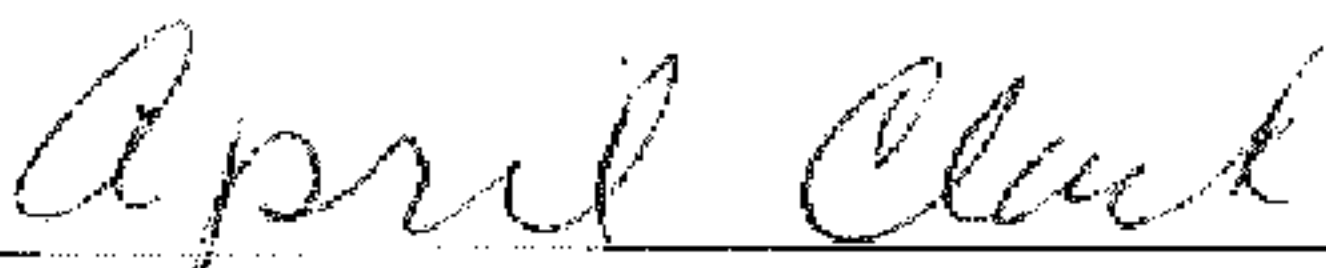
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of August 2022.


Cliff Trumbly

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Cliff Trubly*, whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August 2022.


Notary Public
My Commission Expires 9-1-2024

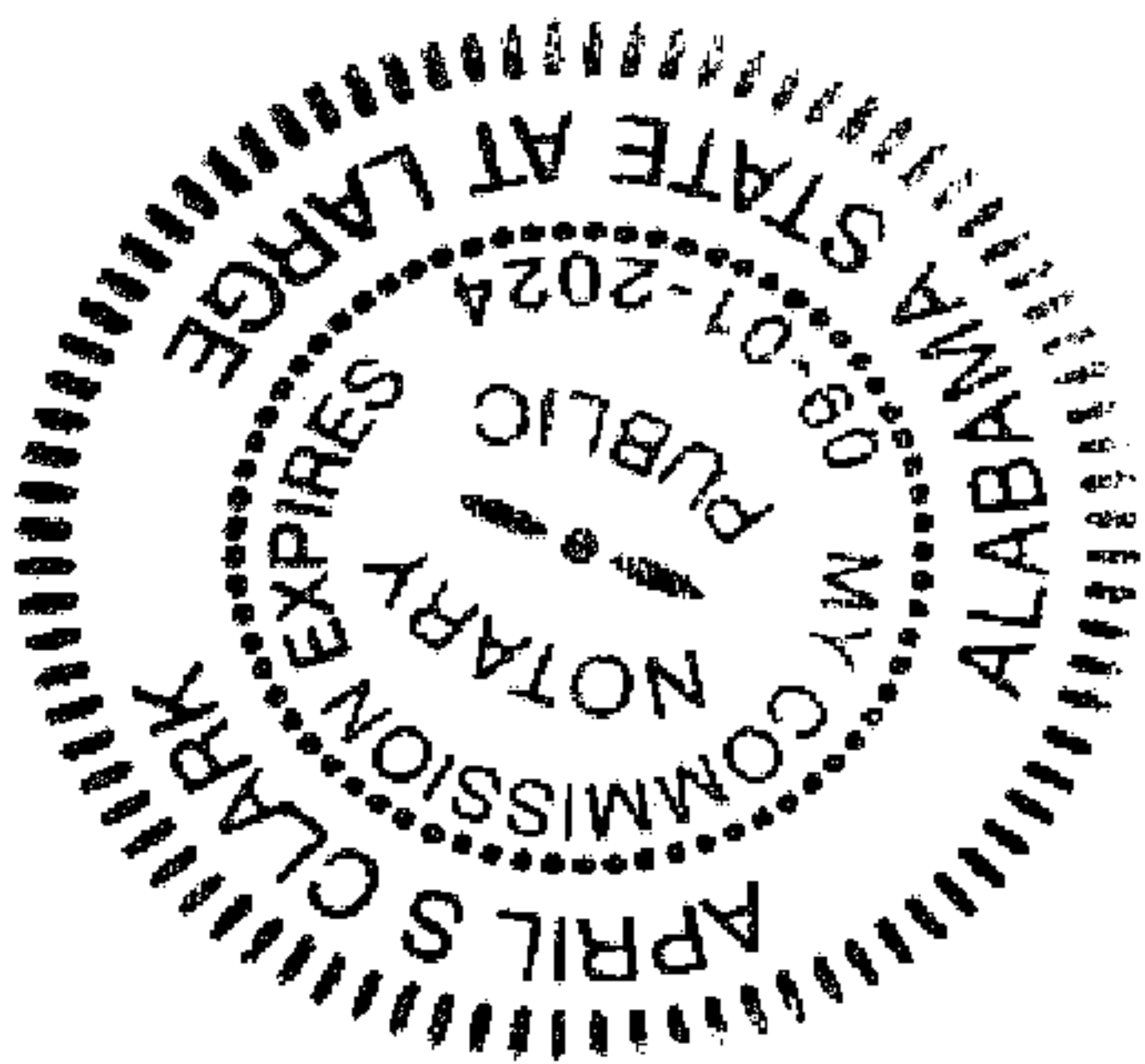


Exhibit "A" – Legal Description

A part of Fractional NE 1/4 of SE 1/4, Section 22, Township 22, Range 1 East, Shelby County, Alabama, more particularly described as follows: For point of beginning, commence at the SW corner of said fractional quarter-quarter section and thence run in a northerly direction along the western boundary of said fractional quarter-quarter section a distance of 594 feet to a point; thence turn to the right and run in an easterly direction parallel with the southern boundary of said fractional quarter-quarter section a distance of 251 feet to a point; thence turn to the right and run in a southern direction parallel with the western boundary of said fractional quarter-quarter section a distance of 594 feet to the right and run westerly along the southern boundary of said fractional quarter-quarter section a distance of 251 feet to point of beginning.

ALSO, a part of the NW 1/4 of NE 1/4 and NE 1/4 of NW 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: To find the point of beginning start at the Northeast corner of said Section 1; thence westwardly along the North line of said Section 1, a distance of 2571.6 feet to a point which is the point of beginning; thence continue westwardly along the North line of said Section 1, a distance of 248.8 feet to a point; thence southward with an interior angle of 90 degrees to the North line of a paved road; thence eastwardly along the North line of said road a distance of 255.7 feet to a point; thence northwardly a distance of 117.1 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2022 09:00:02 AM
 \$73.00 PAYGE
 20220826000334130

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Cliff Trumbly
 Mailing Address 379 Hummingbird Ln
Wilsonville AL
35186

Grantee's Name Roberto Reyes
 Mailing Address 38 Houston Dr
Pelham AL 35124

Property Address 6395 Hwy 71
Shelby

Date of Sale 8/26/22
 Total Purchase Price \$ 45,000.00

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 _____

Print Cliff Trumbly

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one