

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

Send Tax Notice to:
Andres Celedonio
Hermosillo Gomez
40 Magnolia Way
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY FIVE THOUSAND AND 00/100 (\$65,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Deanna J. Pickett, an unmarried woman, the surviving grantee in that certain joint survivorship deed recorded in Instrument No. 20031222000820320 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, James P. Pickett, having died on or about March 10, 2017** (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, **Andres Celedonio Hermosillo Gomez** (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:

Commence at the southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 4 West; thence run N 90 deg. 00' 00" W along said 1/4 - 1/4 line for a distance of 105.00 feet to a found iron pin; thence continue N 90 deg. 00' 00" W along said line a distance of 220.13 feet to a 1/2" rebar set and the Point of Beginning; thence continue N 90 deg. 00' 00" W along said line and an existing wire fence for a distance of 272.63 feet to a found iron pin; thence N 02 deg. 00' 42" E along said wire fence for a distance of 223.99 feet to a found iron pin; thence S 76 deg. 57' 12" E along said wire fence for a distance of 157.79 feet to a found iron pin; thence N 02 deg. 25' 01" E for a distance of 262.48 feet to a found iron pin on the southerly right of way line of Montevallo-Tuscaloosa Road; thence S 74 deg. 48' 35" E along said right of way line for a distance of 59.48 feet to a 1/2" rebar set; thence S 04 deg. 13' 49" W leaving said right of way line along an existing wire fence for a distance of 133.40 feet to an existing fence post; thence S 43 deg. 45' 03" E along said wire fence a distance of 10.40 feet to an existing fence post; thence S 52 deg. 58' 26" E for a distance of 38.31 feet to an existing fence post; thence S 11 deg. 36' 40" E for a distance of 288.98 feet to the Point of Beginning.

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 17 day of SEPT., 2022.

Deanna J. Pickett
Deanna J. Pickett

STATE OF TEXAS
TRAVIS COUNTY

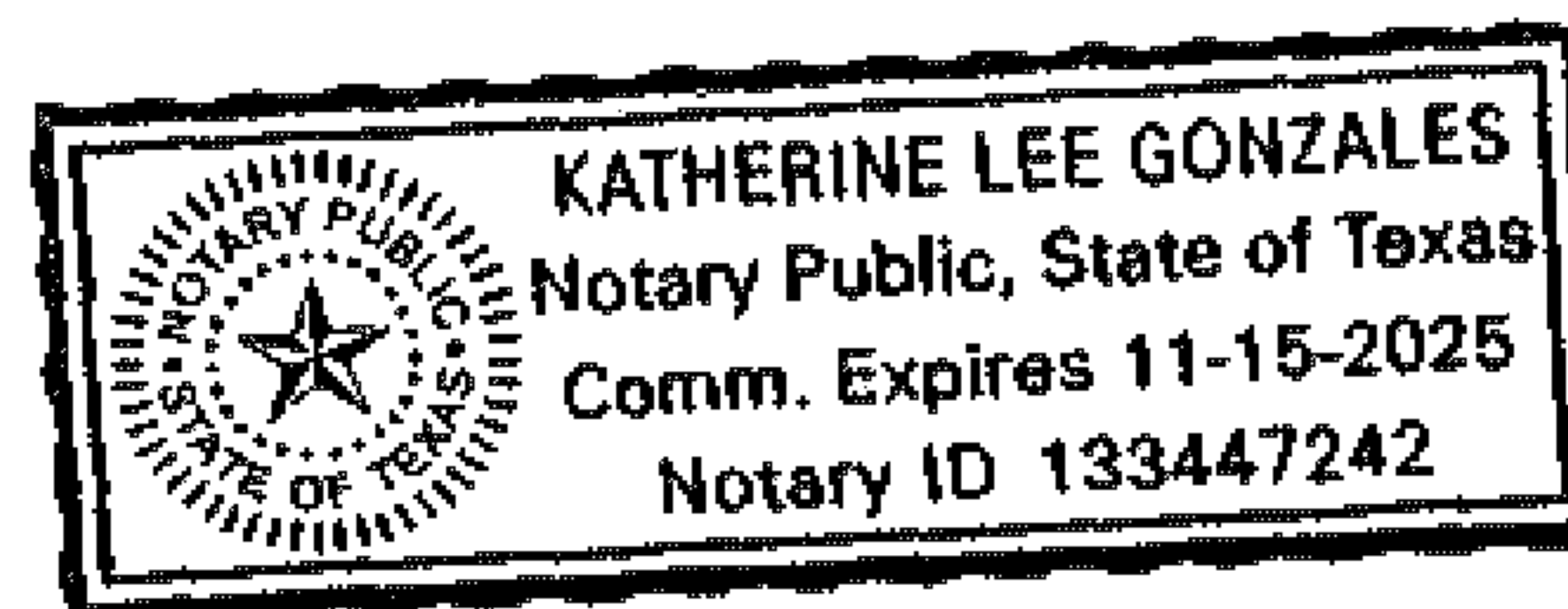
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Deanna J. Pickett**, 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 17 day of SEPT., 2022.

[Signature]
Notary Public

My Commission Expires: 11/15/2025



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Deanna J. Pickett
 Mailing Address 12309 Granton Cove
Austin, TX 78754

Grantee's Name Andres Celedonio Hermosillo Gomez
 Mailing Address 40 Magnolia Way
Montevallo, AL 35115

Property Address 40 Magnolia Way
Montevallo, AL 35115

Date of Sale September 19, 2022
 Total Purchase Price \$65,000.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ 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 September 19, 2022

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2022 10:35:29 AM
 \$93.00 JOANN
 20220920000362450

Allen S. Bayl

Form RT-1