

Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

20220921000364880
Send Tax Notice to: 09/21/2022 01:27:27 PM
Marcus Cockrell DEEDS 1/4

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$345,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **REINEL BRITO and YOLANDA FERNANDEZ, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **MARCUS COCKRELL** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.


\$472,966.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 20th day of September, 2022.


REINEL BRITO


YOLANDA FERNANDEZ

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **REINEL BRITO and YOLANDA FERNANDEZ**, whose names 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, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of September, 2022.

NOTARY PUBLIC
My commission expires:

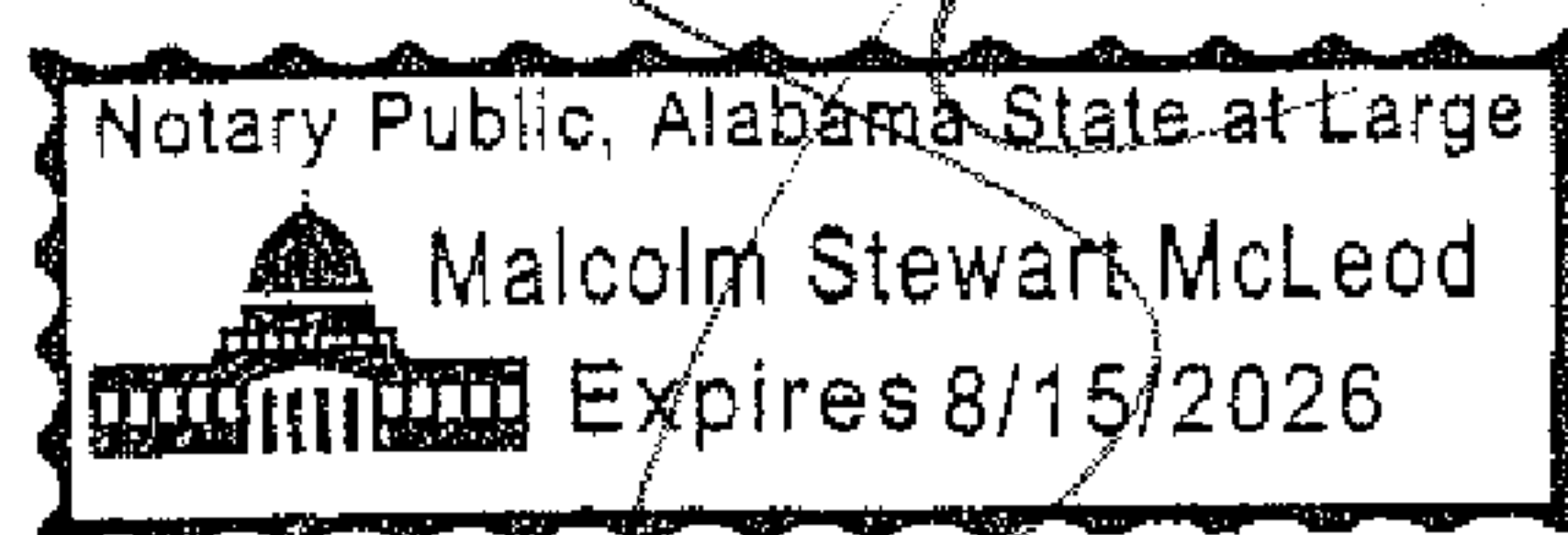


Exhibit A

Legal Description

A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{5}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the West line of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 5, a distance of 2,638.52 feet to a point on the North line of Shelby County Highway Number 22; thence turn an angle of 82 degrees 10 minutes 19 seconds left and run Easterly along said right of way line a distance of 100.37 feet to the point of beginning of the property Parcel 4, being described; thence turn an angle of 97 degrees 49 minutes 41 seconds left and run Northerly a distance of 210.0 feet to a point; thence turn an angle of 84 degrees 29 minutes 34 seconds left and run Westerly a distance of 210.0 feet to a point; thence turn an angle of 84 degrees 29 minutes 34 seconds right and run Northerly a distance of 420.0 feet to a point; thence turn an angle of 84 degrees 29 minutes 34 seconds left and run Westerly a distance of 208.64 feet to a point; thence turn an angle of 95 degrees 30 minutes 26 seconds left and run Southerly a distance of 619.04 feet to a point on the North right of way line said Highway 22; thence turn an angle of 86 degrees 02 minutes 17 seconds left and run Easterly along the North line of said Highway 22 a distance of 90.40 feet to a point; thence turn an angle of 3 degrees 51 minutes 58 seconds right and continue along said right of way line a distance of 329.60 feet to the point of beginning.

The following easement is reserved from the above described parcel of land:
A 20-foot easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the West line of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 5, a distance of 2,638.52 feet to a point on the North line of Shelby County Highway Number 22; thence turn an angle of 97 degrees 49 minutes 41 seconds right and run westerly along said right of way a distance of 229.23 feet to a point; thence turn an angle of 3 degrees 51 minutes 58 seconds left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20-foot easement; thence turn an angle of 86 degrees 02 minutes 17 seconds right and run a distance of 619.04 feet to a point; thence turn an angle of 45 degrees to the right and run a distance of 230 feet, more or less, to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed simultaneously herewith to James E. Alexander and wife, Mandy L. Alexander.

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

Grantor's Name REINEL BRITO and YOLANDA FERNANDEZ Grantee's Name MARCUS COCKRELL

Mailing Address 4117 HIGHWAY 22 Mailing Address 4117 HIGHWAY 22
MONTEVALLO, AL 35115 MONTEVALLO, AL 35115

Property Address 4117 HIGHWAY 22 Date of Sale September 20, 2022
MONTEVALLO, AL 35115

Total Purchase Price \$345,000.00
 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 20, 2022 Print Malcolm S. McLeod

☐ Unattested _____ Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

File 22617



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/21/2022 01:27:27 PM
 \$32.00 JOANN
 20220921000364880

Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl