

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Alice Joyce Castillo

2022092900373220 1/4 \$131.00
Shelby Cnty Judge of Probate, AL
09/29/2022 01:20:22 PM FILED/CERT

5828 Hwy 116
Montevallo, Al 35115

Done without benefit of title insurance

STATE OF ALABAMA)
SHELBY COUNTY)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIVE Thousand 00/100 Dollars (\$5000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Brian Castillo and Ronda Castillo hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Alice Joyce Castillo hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor. No money exchanged in this transfer. Grantors are transferring their 2/3 interest to Grantee. BC
TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 23 day of Sept, 2022 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR
Brian Castillo (L.S.)
Brian Castillo

STATE OF ALABAMA)
SHELBY COUNTY)
ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Brian Castillo, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 23 day of Sept, 2022.

NOTARY PUBLIC
My Commission Expires: 05/01/2024

EXHIBIT A

20220929000373220 3/4 \$131.00
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Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 3 West; thence run S 88 degrees 08'08"W for 658.20'; thence run N 04 degrees 05'45"W for 927.82' to the Point of Beginning; thence continue on the last described course for 396.28'; thence run S 87 degrees 40'31"W for 630.47' to a point on the Easterly right of way Shelby County Road 16; thence run S 04 degrees 06'41"W along said line for 396.28'; thence run N 87 degrees 40'31"E for 630.36' to the Point of Beginning. Lying and being 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

20220929000373220 4/4 \$131.00
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Grantor's Name
Mailing Address

Brian Castello
Ronda Castello
Same as

Property Address

5828 Hwy 16
Montevallo, Al 35115

Grantee's Name
Mailing Address

Alice Joyce Castello
5828 Hwy 16
Montevallo, Al 35115

Date of Sale

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

9/23/2022

\$ 100,000

Partial transfer

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

2/3 mkt value

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 09/23/2022

Print

Cheri Sutherland

Sign

Cheri Sutherland

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)