


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

Send Tax Notice:
Angel Eduardo Ramos Castaneda
3550 Hwy 22
Montevallo AL 35115

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


20221006000381510 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
10/06/2022 10:35:44 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Twenty Four Thousand and 00/100 Dollars (\$24,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Tammy Bice, Personal Representative of the Estate of Steve Anthony Pickett, Shelby County Case# PR-2022-412**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Angel Eduardo Ramos Castaneda, Maria Magdalena Hernandez Moctezuma**, 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.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does 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 has executed this Deed and set the seal of the Grantors thereto on this date the 3 day of October, 2022 at 725 West Street, Montevallo, Alabama 35115.

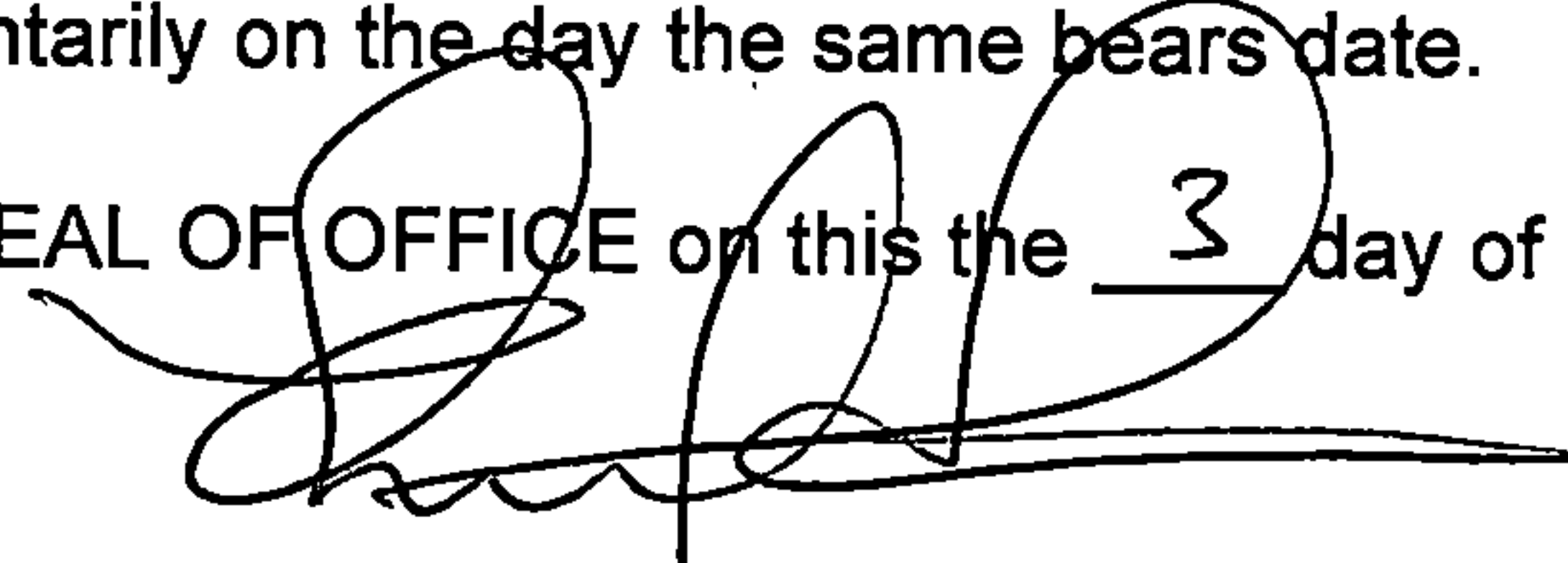
GRANTOR

Tammy Bice P.R. (L.S.)
Tammy Bice, PR Estate of
Steve Anthony Pickett
Shelby County Case# PR-2022-412

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Tammy Bice, PR of the Estate of Steve Anthony Pickett, Shelby County Case #PR-2022-412, 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 3 day of October, 2022.



CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

NOTARY PUBLIC
My Commission Expires: 05/01/2024
Shelby County, AL 10/06/2022
State of Alabama
Deed Tax: \$24.00

EXHIBIT **A**



20221006000381510 2/3 \$52.00
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A tract of land situated in the NW 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at a point which is 1437.9 feet North of and 740.5 feet West of the Southeast corner of the Northwest 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run North 89 degrees 50 minutes West for 100.00 feet; thence South 0 degrees 10 minutes West 122.00 feet; thence South 89 degrees 50 minutes East for 100.00 feet; thence North 0 degrees 10 minutes East 122.0 feet to point of beginning. Being situated in Shelby County, Alabama.
Subject to an Ingress and Egress Easement described in Deed Book 314, Page 93, in Probate Office of 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 Estate of Steve Pickett
Mailing Address 610 Tammy Bldg #12
601 E Ashby Ave
Bozeman AL 35835

Grantee's Name Angel Eduardo
Mailing Address Ramos Castaneda
3550 Hwy 22
Montevallo AL 35115

Property Address 3570 Hwy 22
Montevallo AL
35115

Date of Sale 10/3/2022
Total Purchase Price \$ 24,000
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 10/03/22

Unattested

(verified by)

Print Christopher R. Smith

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one