

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jesus Jose Almodovar Zurita
1290 1st Avenue West
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **JOSE DE LA CRUZ HERRERA GOMEZ, an unmarried man** (herein referred to as Grantor) grant, bargain, sell and convey unto **JESUS JOSE ALMODOVAR ZURITA** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Beginning at the northwest corner of the SW 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter a distance of 630.44' to a steel pin corner on the westerly margin of Camp Branch Road; Thence turn 97 degrees 50 minutes and 24 seconds right and run south-southwesterly along said margin of said road 201.79' to a steel pin corner; Thence turn 82 degrees 09 minutes 36 seconds right and run westerly 569.59' to a steel pin corner on the west line of same said quarter-quarter; Thence turn 88 degrees 11 minutes 11 seconds right and run northerly along said quarter-quarter line 200.00' to the point of beginning, containing 2.82 acres. According to the survey by Joseph E. Conn, Jr. dated September 1997.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

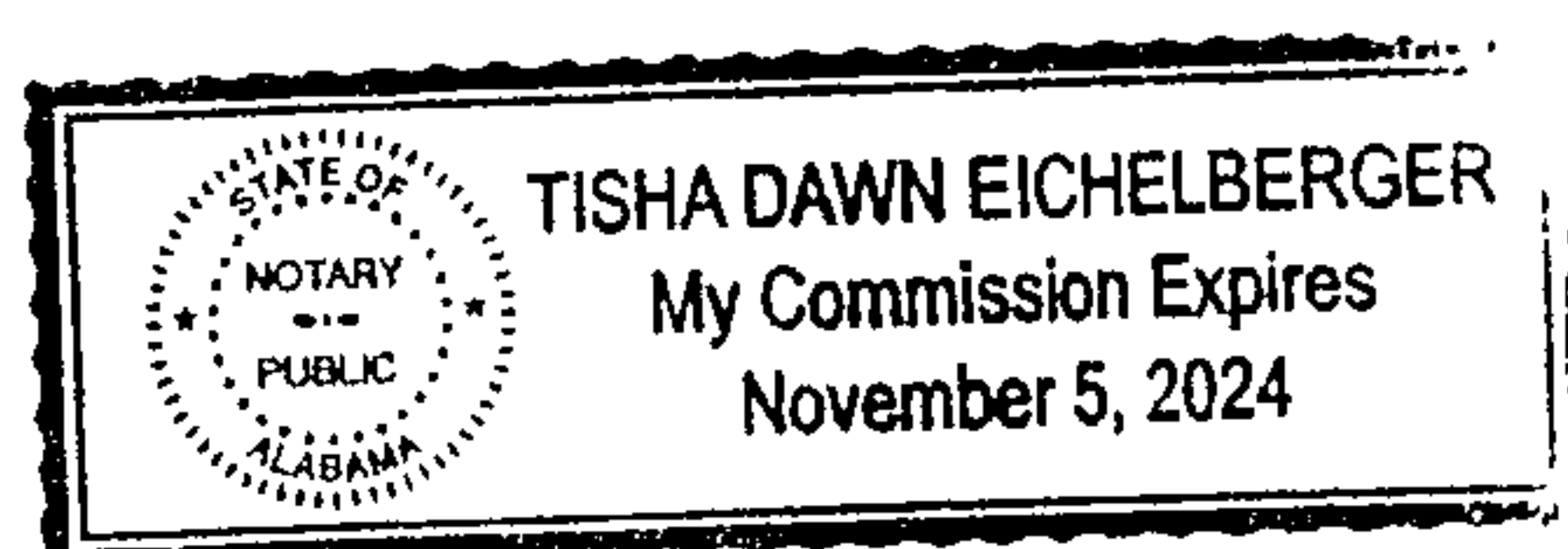
In Witness Whereof, I have hereunto set my hand and seal this 23 day of September, 2022.

Jose de la Cruz Herrera Gomez
JOSE DE LA CRUZ HERRERA GOMEZ

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jose De La Cruz Herrera Gomez**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of September, 2022



Tisha Dawn Eichelberger
Notary Public
My Commission Expires: 11-5-2024

Real Estate Sales Validation Form

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

Grantor's Name	<u>Jose De La Cruz Herrera Gomez</u>	Grantee's Name	<u>Jesus Jose Almodovar Zurita</u>
Mailing Address	<u>433 Camp Branch Road</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>1290 1st Avenue West</u> <u>Alabaster, AL 35007</u>

Property Address 35 Ballard Lane
Alabaster, AL 35007

Date of Sale 9-23-22
Total Purchase Price \$ _____

Or
Actual Value \$ _____

Or
Assessor's Market Value \$ 502,370.00

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	<u>Tax Assessed Value Under</u>
☐ Closing Statement		<u>Parcel 22-2-09-0-000-004.029</u>

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 B. CHRISTOPHER BATTLES

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
10/12/2022 01:58:06 PM
\$527.50 JOANN
20221012000387250

Form RT-1

Allen S. Bayl