



20221020000396420 1/6 \$128.00  
Shelby Cnty Judge of Probate, AL  
10/20/2022 01:06:54 PM FILED/CERT

This document prepared by:  
Elizabeth A. Roland, Attorney  
Roland Milling Law LLC  
310 Canyon Park Dr.  
Pelham, AL 35124

(Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney) Source of Title:  
Instrument #1995-14235, Shelby County  
Judge of Probate, AL, 06/01/1995.

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that, For and in consideration of the sum of One Hundred and no/100 (\$100.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **Julia Kennerly Mendonca** hereinafter referred to as GRANTOR and trustee of the **Mendonca Family Trust dated June 9, 2015** does hereby grant, bargain, sell, transfer and convey unto the **Trustees of the Mendonca Family Trust, dated June 9, 2015**, hereinafter referred to as GRANTEE, my interest in the undivided one-half interest in common (more particularly my 1/6 interest) in the following described property situated in Shelby County, Alabama, to-wit:

See Exhibit "A" which is incorporated herein as if set out in its entirety herein.

This is no part of the homestead of Grantor.

**TO HAVE AND TO HOLD** said premises unto, the said Grantee, its heirs and assigns forever.

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

Shelby County, AL 10/20/2022  
State of Alabama  
Deed Tax: \$91.00

IN WITNESS WHEREOF, I have hereunto set out hands and seals on this the 14<sup>th</sup> day of Sept., 2022.

Julia Kennerly Mendonca (L.S.)  
Julia Kennerly Mendonca  
Grantor and Trustee of the Mendonca family Trust, dated  
June 9, 2015



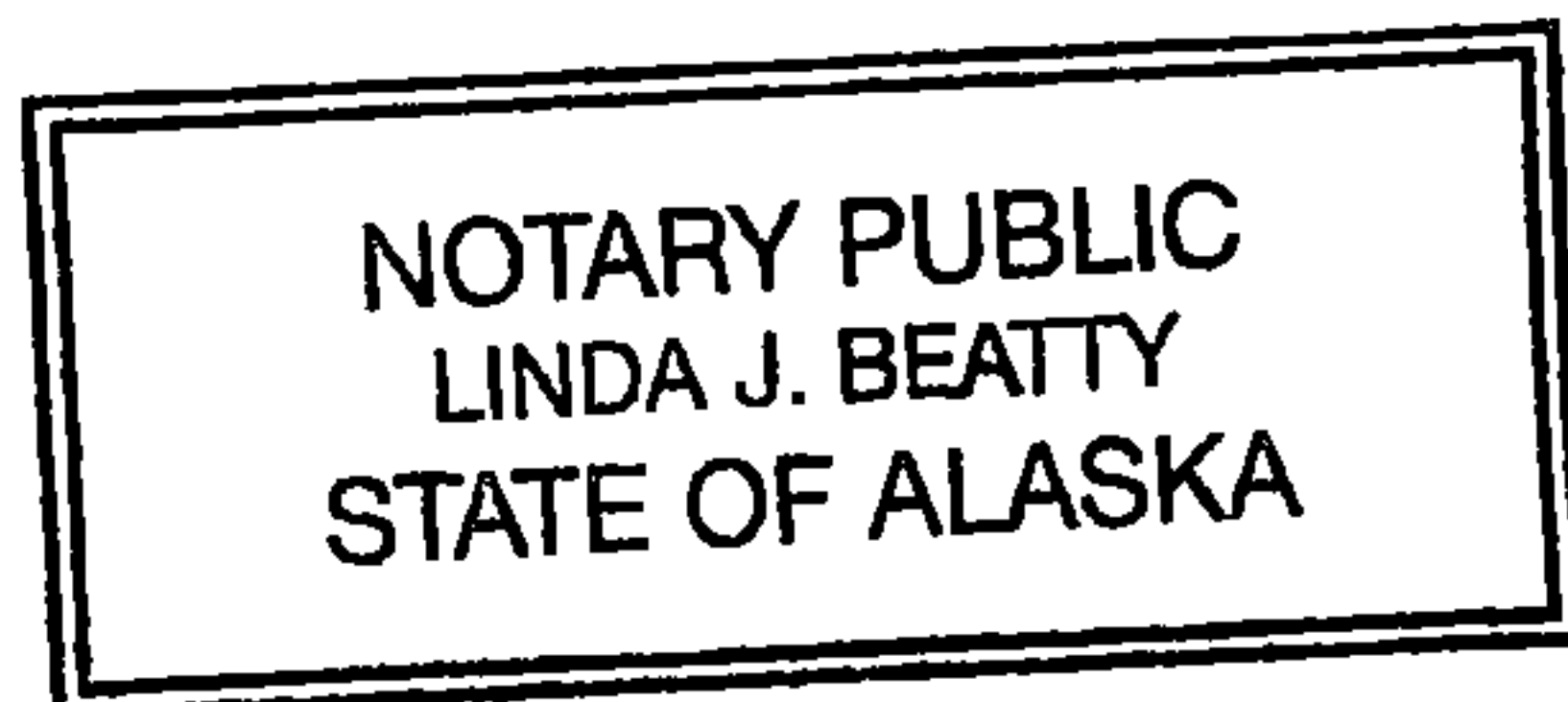
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STATE OF ALASKA )

Anchorage COUNTY )

I the undersigned, a Notary Public in and for the State of ALASKA at Large, do hereby certify that **Julia Kennerly Mendonca**, as Grantor and **Trustee of the Mendonca Family Trust dated, June 9, 2015** and with full authority and 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 the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of Sept, 2022.



Linda J. Beatty  
Notary Public

My Commission Expires: 6-19-2023

Send Tax Notice to:  
Trustee of the Mendonca Family Trust dated, June 9, 2015  
C/O Julia Kennerly Mendonca  
2020 Muldoon Road #211  
Anchorage, Alaska 99504





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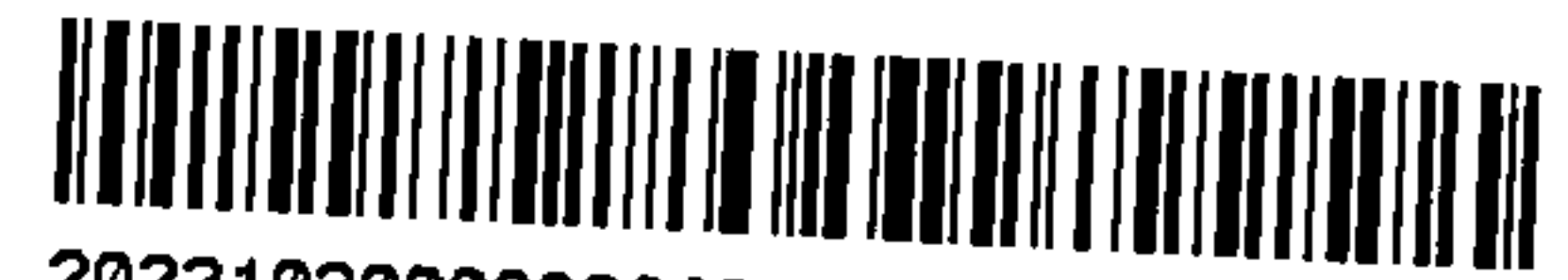
EXHIBIT "A"  
(Three Pages)

**Tract #1:** The following described real estate situated in Shelby County, Alabama, to-wit: That certain lot or parcel of land in the town of Montevallo, which is particularly described as follows, to-wit: Beginning at a point along the northeast line of Moody Street one-hundred and twenty-five feet (125 ft.) northwest of the intersection of said northeast line of Moody Street and the northwest line of Nabors Street according to the map of Lyman's Addition as recorded in the office of the Probate Judge of Shelby County, running thence northwest from this point along the northeast line of Moody Street a distance of seventy-five feet, thence northeast along a line parallel with Nabors a distance of three-hundred feet (300 ft.), thence southeast along a line parallel with Moody Street a distance of seventy-five feet (75 ft.), thence southwest along a line parallel with Nabors Street, a distance of three-hundred feet (300 ft.) to the point of beginning.

**Tract #2:** The following described real estate situated in Shelby County, Alabama, to-wit: That certain lot or parcel of land in the town of Montevallo which is particularly described as follows, to-wit: Beginning at the point of intersection of the northeast line of Moody Street with the northwest line of Lyman's Addition, according to the map of said Lyman's Addition as recorded in the office of the Probate Judge of said Shelby County, which point is opposite and across the end of said Moody Street, according to said map, forms the northernmost corner of Lot One (1) Block L, of said Lyman's Addition; running thence northeast, along the said line of Lyman's Addition three hundred (300) feet; thence southeast, parallel with said Moody Street one hundred (100) feet, thence southwest, parallel with said northwest line of Lyman's Addition three hundred (300) feet to Moody Street and thence northwest along the northeast line of said Moody Street, to the point of beginning, a distance of one hundred (100) feet.

**Tract #3:** The following described real estate situated in Shelby County, Alabama, to-wit: Lot number four (4) in Block "M" in Lyman's Addition to the Town of Montevallo, Ala. according to survey and map of said Lyman's Addition as recorded in the office of the Probate Judge of said Shelby County, Ala.





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**Tract #4:** The following described real estate situated in Shelby County, Alabama, to-wit: All of Lot No. Twenty-five (25) in the town of Montevallo, according to the original plan of said town as recorded in the office of the Probate Judge of Shelby County, Alabama, that is to say all of our undivided interests in and to that lot particularly described as follows to-wit: Beginning at the easternmost corner of said lot No. Twenty-five (25), running thence northwesterly along the southwest margin of Vine St. a distance of two hundred (200) feet, thence perpendicular to said Vine St. a distance of seventy-seven (77) feet, more or less to the "Kroell Lot" thence southeasterly along the line of said "Kroell Lot", and parallel with Vine St. two hundred (200) feet to the margin of Broad Street, and thence northeasterly along the margin of Broad Street, to the point of the beginning, a distance of seventy-seven (77) feet more or less.

**Tract #5:** The following described real estate situated in Shelby County, Alabama, to-wit: A part of Lot 22, according to the Original Plan of the Town of Montevallo, Alabama, more particularly described as follows: From the Southwest corner of Lot 22, at the intersection of Middle Street and Main Street, run Northwesterly along Middle Street for 99.88 feet to the SE corner of a Shoe Shop building, for the point of beginning; thence continue Northwesterly along Middle Street 48.7 feet to a point; thence run Northeasterly and parallel to Main or Broad Street, 75 feet, more or less, to the boundary line of Lot 23; thence run Southeasterly along the South boundary of said Lot 23 and parallel with Middle Street 50 feet to a point; thence Southwesterly, parallel to Main or Broad Street, 75 feet to the point of beginning.

Together with the right of ingress, egress and regress, to the grantees, their heirs or assigns, through and over an alley lying adjacent to the Southeasterly boundary of the lot described herein, being more particularly described as Commencing at the NE corner of the lot herein described, and running thence Easterly along the south boundary of Lot 23 and parallel with Middle Street 10 feet; thence Southwesterly and parallel with Main Street to the NE boundary of Middle Street; thence Westerly and parallel with the NE boundary of Middle Street 9.78 feet; thence Northeasterly and parallel with Main Street, to the point of beginning. All being situated in Shelby County, Alabama.



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Tract #6: The following described real estate situated in Shelby County, Alabama, to-wit: The SE 1/4 of the SE 1/4 of Section 11, Township 22, Range 3 West. Also, the West 10 acres of the SW 1/4 of SW 1/4 of Section 12, Township 22, Range 3 West. Also, a lot of land described as follows, to-wit: Commencing at the SW corner of Section 12, Township 22, Range 3 West, and run thence North 89 deg. 45 min. East along the section line 330 feet for the point of beginning of the lot herein conveyed, thence North 2 deg. 30 min. West 54 feet; thence South 39 deg. 30 min. East 21 feet; thence South 72 deg. 30 min. East 75 feet; thence South 28 deg. 30 min. West 12 feet; thence South 89 deg. 45 min. West 76 feet to point of beginning.



# Real Estate Sales Validation Form



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*This Document must be filed in accordance with Code of Alabama 1975, S*

Grantor's Name Julia K. Mendonca  
Mailing Address 2020 Muldoon Road, #211  
Anchorage, Alaska 99504

Grantee's Name TRUSTEE OF MENDONCA FAMILY TRUST dated June 9, 2015  
Mailing Address Julia K. Mendonca  
2020 Muldoon Road, #211  
Anchorage, Alaska 99504

Property Address 51 acres located in  
Section 11, T22, R3 W and  
Section 12, T22, R3 W in  
Shelby County, Alabama

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 90,733.33

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 Assessor's Value  
☐ 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 21 Sept. 2022

Print Julia K. Mendonca

☐ Unattested \_\_\_\_\_  
(verified by)

Sign Julia K. Mendonca  
(Grantor/Grantee/Owner/Agent) circle one