

20221024000398490
10/24/2022 11:29:44 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Jose Reynaldo Dubon Deras
104 Church Street
Montevallo, AL 35115

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Eleven Thousand Dollars and NO/100 (\$11,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Bruce Horton, a single person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Jose Reynaldo Dubon Deras** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

A certain lot in the town of Wilton known as Lot No. 4 according to the survey and plat made by Theo O. Sparks, Civil Engineer, for J.W. Little on the 7th day of August 1913 and which said lot is more particularly described as follows: Commence at the Northwest corner of the SE ¼ of NE ¼ of Section 8, Township 24, Range 12 East in Shelby County, Alabama and run N 169.1 feet; thence run N 89°30' E 687.75 feet; thence S 00°30' E 271.6 feet to the Northwest corner of said Lot 4 which is the point of beginning; thence run N 89°30' E 160 feet; thence S 00°30' E 109 feet; thence S 89°30' E 160 feet; thence N 00°30' W 109 feet to the point of beginning. Being the same property described in the deed recorded in Inst. 20210324000149140.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this
20th day of October, 2022

Bruce Horton
Bruce Horton

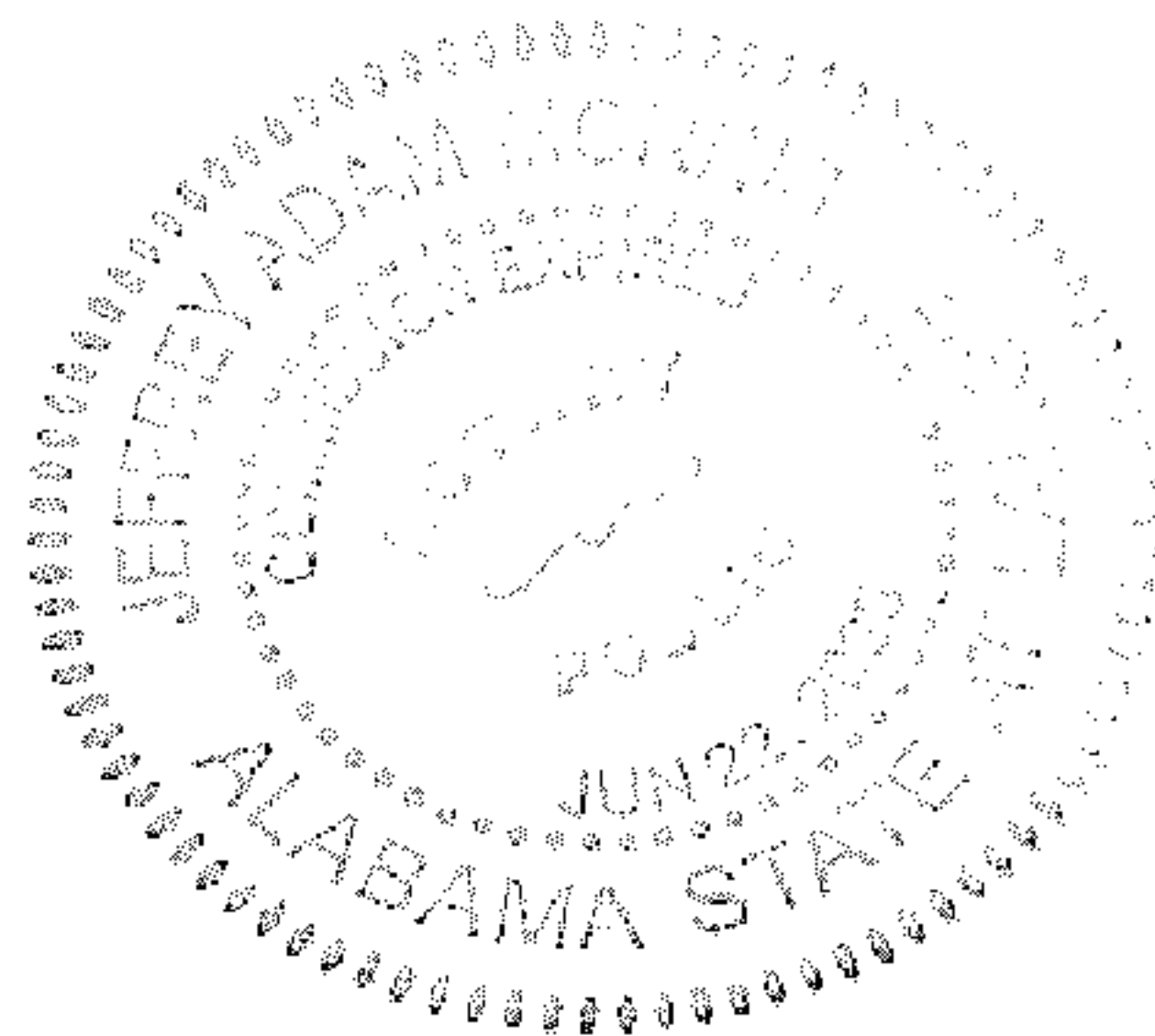
STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Bruce Horton whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of October, 2022.

Notary Seal

[Signature]
Notary Public
My commission expires:



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

Grantor's Name	Bruce Horton	Grantee's Name	Jose Reynaldo Dubon Deras
Mailing Address	199 Cambridge Park Dr. Montevallo AL 35115	Mailing Address	104 Church St Montevallo AL 35115
Property Address	104 Church St, Montevallo, AL 35115	Date of Sale	October 20th, 2022
		Total Purchase Price	\$11,000.00
		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

10/20/22

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2022 11:29:44 AM
\$39.00 BRITTANI
20221024000398490

Allie S. Boyd