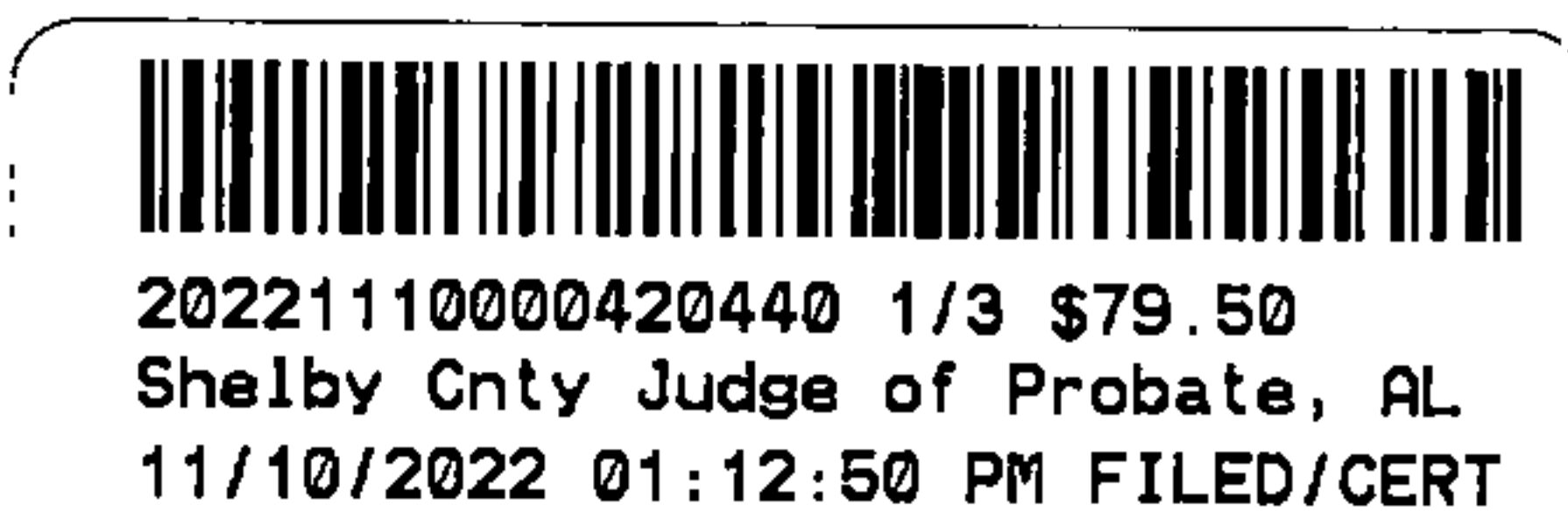


This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Alberto Villegas Telles + Isabel Tinoco Ulla
3736 Hwy 22
Montevallo AL 35115

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



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty One Thousand Fivehundred and no /100 Dollars (\$51,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **German Daniel Hidalgo** hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Alberto Villegas Telles and Isabel Tinoco Villa** hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Beginning at a point 512.2 feet North and 565.9 feet West of the center of Section 5, Township 22 South, Range 3 West; thence run South 32 degrees 10 minutes West 143.2 feet; thence North 57 degrees 50 minutes West 86.1 feet; thence North 17 degrees 04 minutes East 115.3 feet; thence South 89 degrees 50 minutes East 60.2 feet; thence South 57 degrees East 65 feet to Point of Beginning. Situated in Shelby County, Alabama.

Shelby County Parcel ID: 27 3 05 0 002 037.000
Commonly known as 3736 Highway 22, Montevallo, AL 35115

- Subject to:**
- 1. Easements of record, recorded restrictions, right-of-way, agreements and other matters of record.**
 - 2. Any applicable zoning, subdivision, or other land use ordinances, laws, or regulations.**

NOTE: Property is not homestead for grantor.

TO HAVE AND TO HOLD to the said Grantees 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 Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 4 day of November, 2022 at 725 West Street, Montevallo, Alabama 35115.

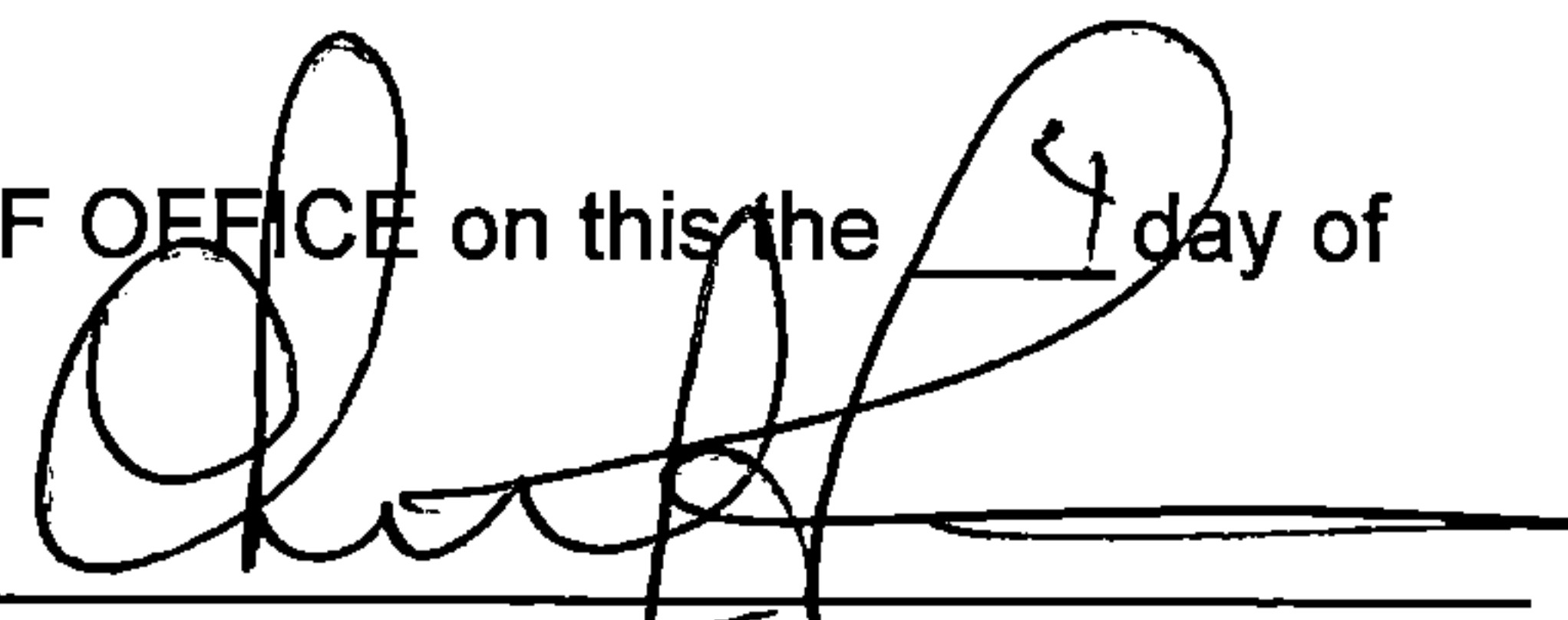
GRANTOR

_____(L.S.)
German Daniel Hidalgo

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

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **German Daniel Hidalgo**, 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 4 day of November, 20 22.


NOTARY PUBLIC
My Commission Expires: 05/01/2024

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



20221110000420440 2/3 \$79.50
Shelby Cnty Judge of Probate, AL
11/10/2022 01:12:50 PM FILED/CERT



20221110000420440 3/3 \$79.50
Shelby Cnty Judge of Probate, AL
11/10/2022 01:12:50 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name German Daniel Hidalgo
Mailing Address 2220 Co Rd 84
Calera AL 35040

Grantee's Name Alberto Villegas Teller
Mailing Address Isabel Tinoco Villa
3736 Hwy 22
Monticello AL 35715

Property Address 3736 Hwy 22
Monticello AL
35715

Date of Sale 10/04/2022
Total Purchase Price \$ 51500

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 11/4/2022

Unattested

(verified by)

Print Christopher R. Smithner

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1