

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Juan Carlos Jimenez Ibarra
Brenda Garcia Zarco
22 August Rd.
Columbiana, Al 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS AND NO CENTS (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Honie Walton, a married woman** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Juan Carlos Jimenez Ibarra and Brenda Garcia Zarco** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record



20221110000420670 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
11/10/2022 02:50:39 PM FILED/CERT

The purpose of this deed is to create a joint tenant.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

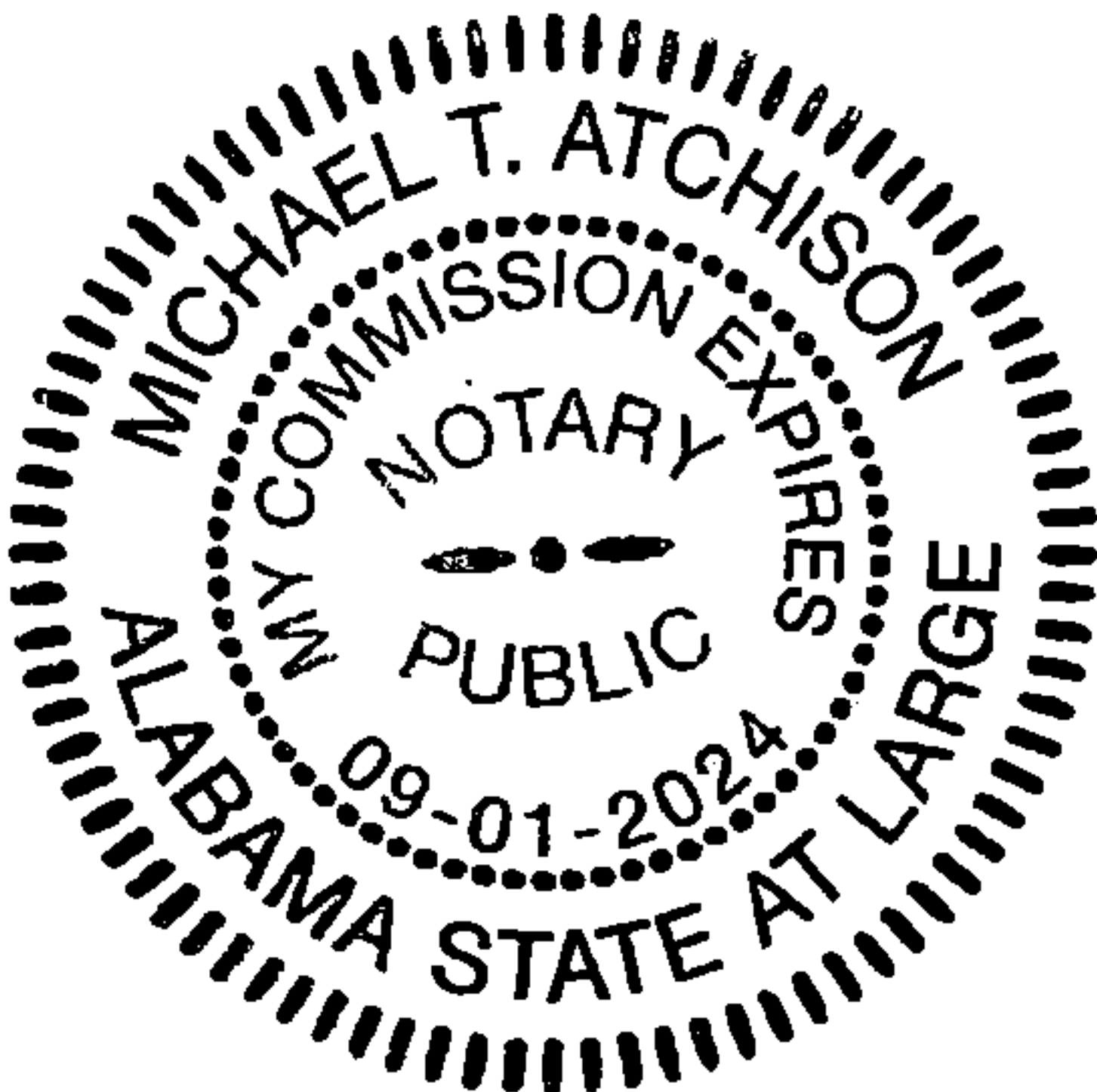
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of January 2022.

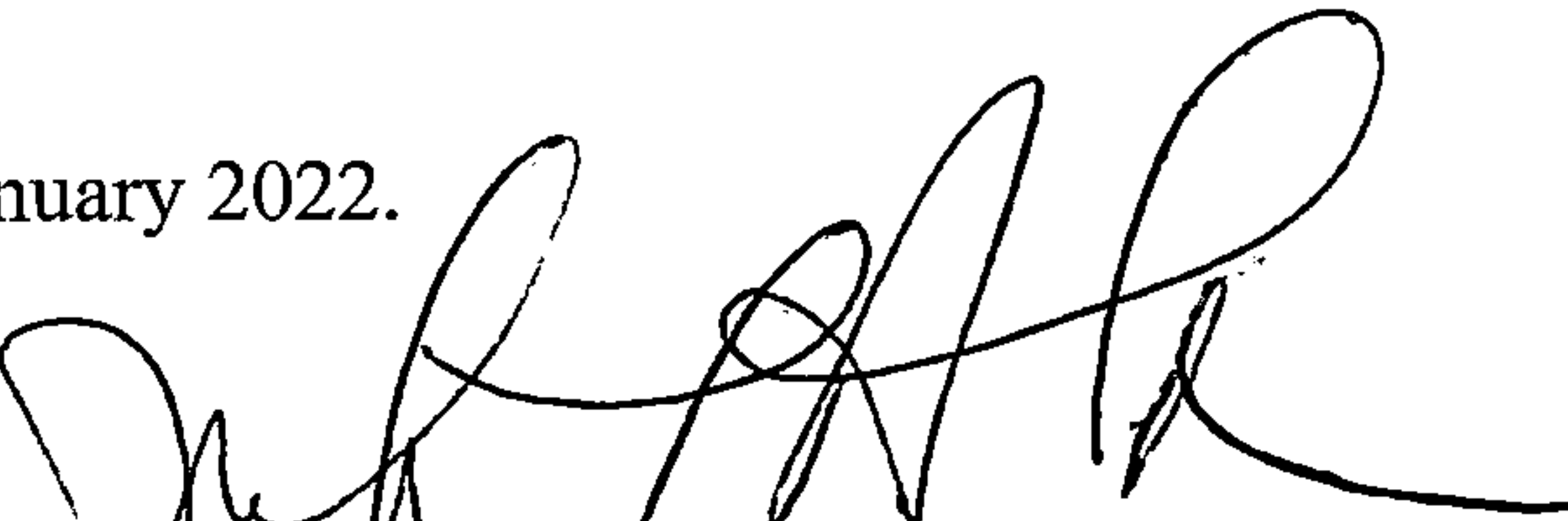

Honie Walton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Honie Walton**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January 2022.




Notary Public
My Commission Expires: 9-1-24

Shelby County, AL 11/10/2022
State of Alabama
Deed Tax: \$10.00

EXHIBIT A – LEGAL DESCRIPTION



20221110000420670 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
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Part of the West 1/2 of Northeast 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of said 1/4-1/4 Section, run in a Westerly direction along the South line of said 1/4-1/4 Section for a distance of 879.19 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 391.89 feet to an existing iron pin; thence turn an angle to the right of 71 degrees 11 minutes 20 seconds and run in a Northwesterly direction for a distance of 145.95 feet to an existing iron pin; thence turn an angle to the right of 19 degrees 47 minutes and run in a Northerly direction for a distance of 255.20 feet to an existing iron pin; thence turn an angle to the right of 88 degrees 20 minutes and run in an Easterly direction for a distance of 435.00 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 44 minutes 40 seconds and run in a Southerly direction for a distance of 398.59 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and Except Property described in Inst. #1 998-43772, Probate Office Shelby County, Alabama.



20221110000420670 3/3 \$38.00
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Honie Walton **Real Estate Sales Validation Form**
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Willie Henry W
Mailing Address Lot 11
Wilsonville AL 35186

Grantee's Name Juan Carlos Ibarra
Mailing Address 22 August Rd
Columbiana AL 35951

Property Address 686 North Horton Rd
Wilsonville AL 35186

Date of Sale 17 Jan 2022
Total Purchase Price \$ 10,000.00

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
☒ 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 17 Jan 2022

Print Honie Walton

Sign Honie Walton

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one