

This Instrument was Prepared by:

Send Tax Notice To: Pablo Arreola

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28812

1039 7th Ave SW
Huntsville, AL 35807

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Norris Family Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Pablo Arreola**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


\$85,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of December, 2022.

NORRIS FAMILY PROPERTIES, LLC



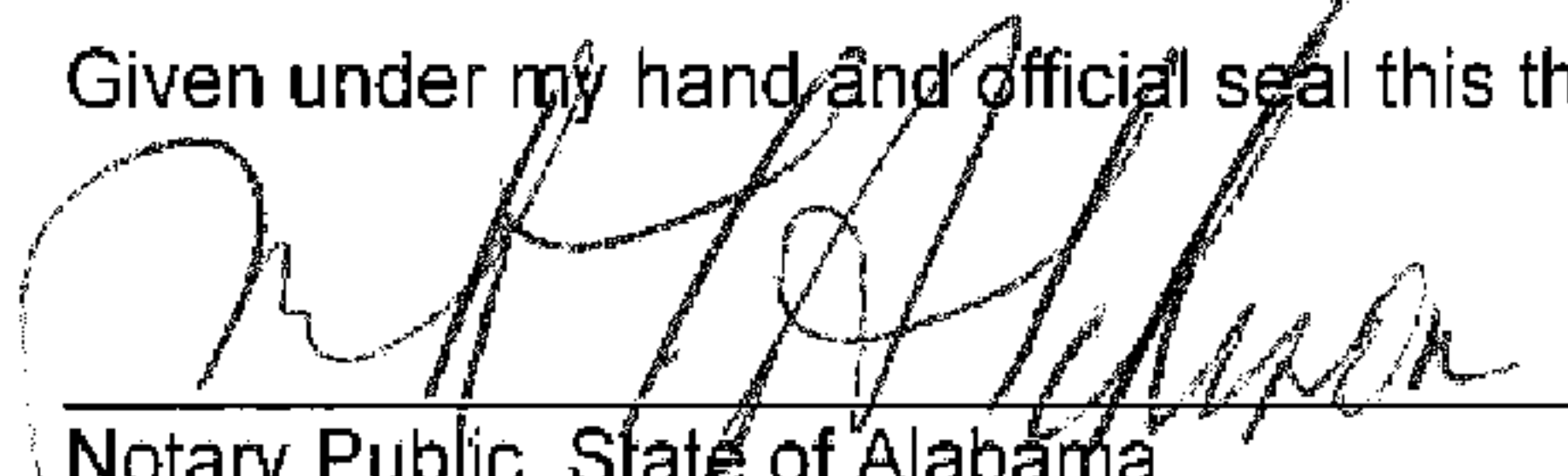
Donnie Norris
Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Donnie Norris as Managing Member of Norris Family Properties, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2022.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

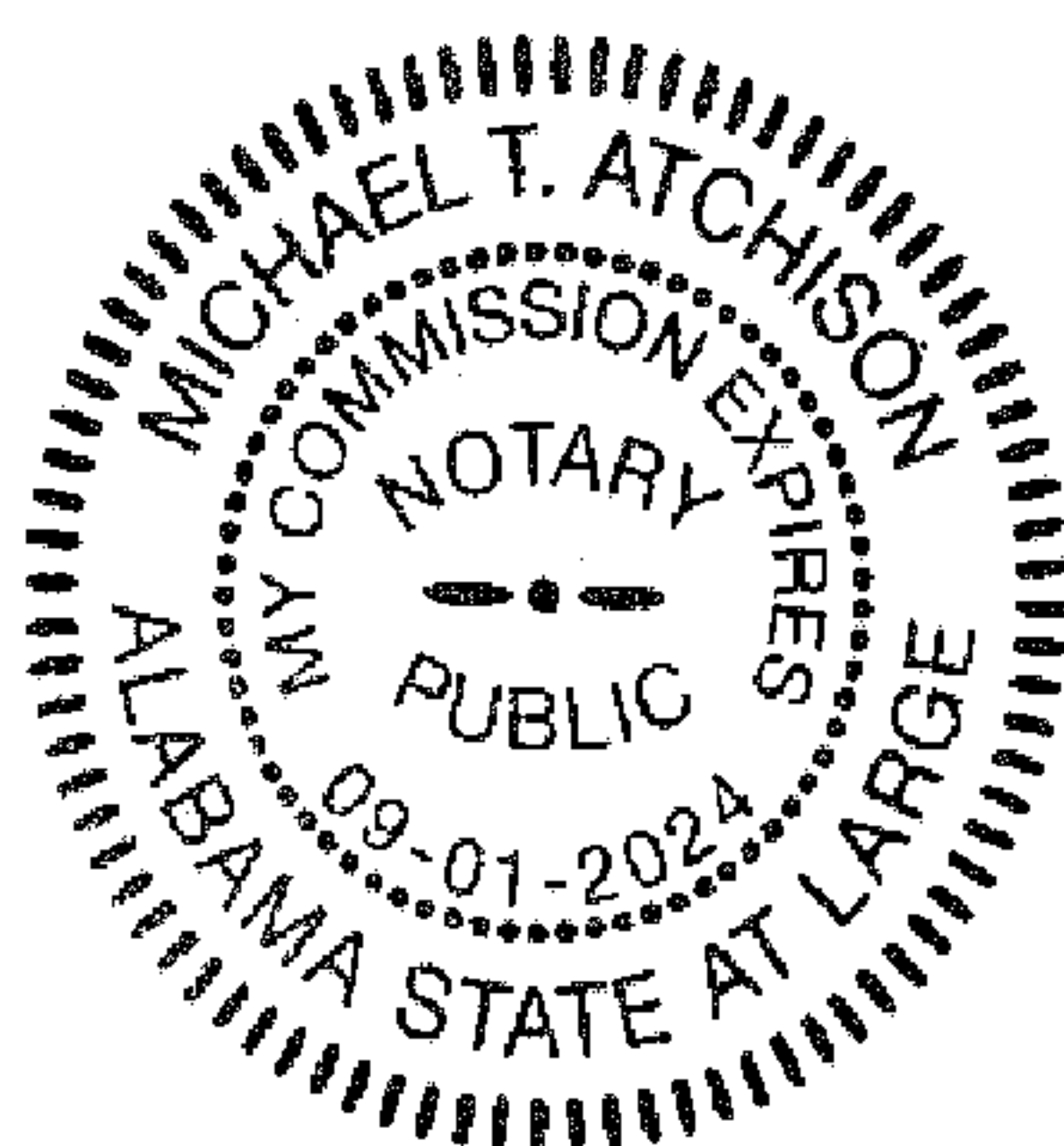


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 South, Range 3 West, all lying in Shelby County, Alabama, being more particularly described as follows:
Commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 South, Range 3 West, and run Westerly along the South line of said 1/4-1/4 Section 8.6 feet; thence turn right 98 degrees 43 minutes and run Northeasterly 244.00 feet to a point on the Westerly right of way of Alabama Highway 119, said point also being the point of beginning; thence continue along last described course and along said right of way 28.2 feet; thence turn left 100 degrees 51 minutes 54 seconds and run Southwesterly 250.00 feet; thence turn right 100 degrees 51 minutes 54 seconds and run Northeasterly 190.00 feet; thence turn left 100 degrees 51 minutes 54 seconds and run Westerly 487.63 feet; thence turn left 102 degrees 46 minutes 30 seconds and run Southeasterly 207.48 feet; thence turn left 76 degrees 06 minutes and run Easterly 650.90 feet to the point of beginning.

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>Norris Family Properties, LLC</u>	Grantee's Name	<u>Pablo Arreola</u>
Mailing Address	<u>3235 Hwy 119</u> <u>Montevallo, AL 35115</u>	Mailing Address	<u>1039 7th Ave SW</u> <u>Alabaster, AL 35007</u>
Property Address	<u>0 Highway 119</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>December 13, 2022</u>
		Total Purchase Price	<u>\$125,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 December 07, 2022

Print Norris Family Properties, LLC

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/13/2022 02:01:45 PM
\$68.00 JOANN
20221213000450230



Form RT-1

Allen S. Boyd