

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Cendy Gallardo Aranza
232 Church Street
Montevallo, AL 35115

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$135,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **John Schooley, and spouse, Elvie Schooley** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cendy Gallardo Aranza** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

A parcel of Land situated in the SE 1/4 of the NE 1/4 of Section 8, Township 24 North, Range 12 East, more particularly described as follows:

To locate the SW corner of the parcel described herein, begin at the NW corner of said SE 1/4 of NE 1/4; run thence S15°E, 290 feet; thence S55°10'E, 857 feet, which point is the SW corner of the parcel herein described; from said beginning point run N10°30'E, 209 feet; thence S55°10'E, 209 feet to the Wilton and Aldrich Road; thence S10°30'W, along the West side of said Wilton and Aldrich Public Road, 209 feet; thence N55°10'W, 209 feet to the said beginning point of the parcel herein described, and being the property which C.C. Ambrose and Alice Ambrose, his wife, conveyed to John Carter by deed dated December 23, 1918.

John Schooley is one and the same person as John Timothy Schooley.

Elvie Schooley is one and the same person as Elvie Underwood Schooley.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **232 Church Street Montevallo, AL 35115**

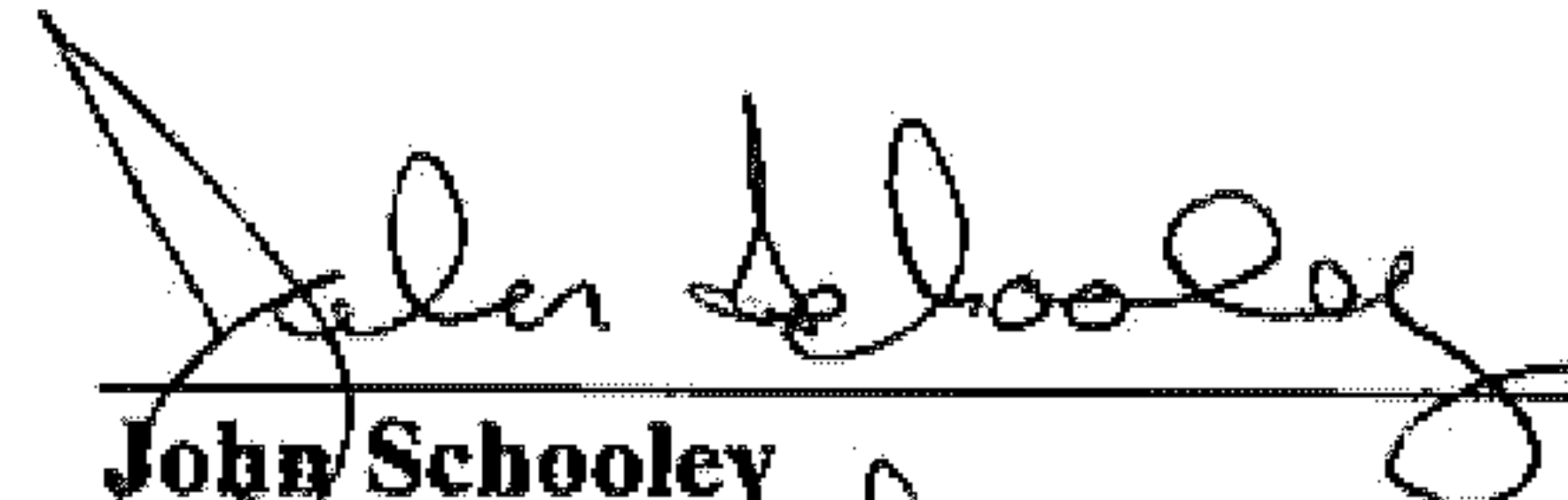
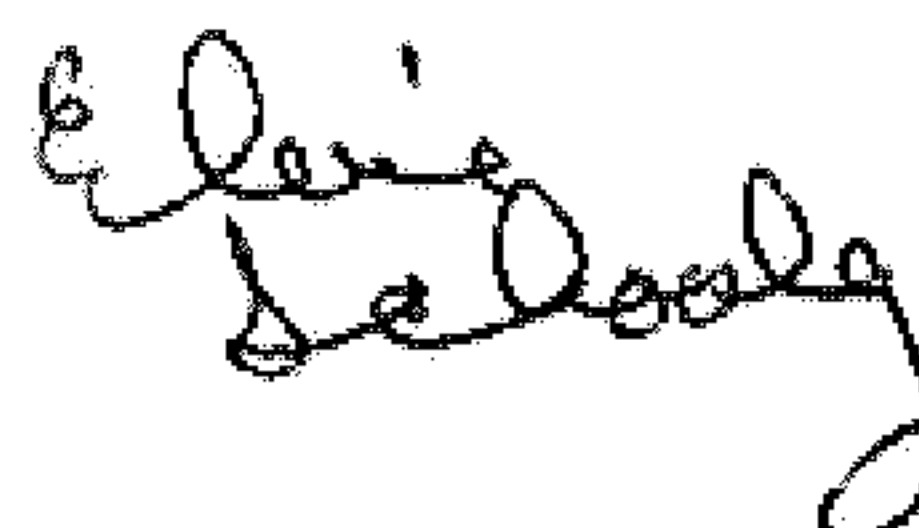
\$105,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant

and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **28th day of December, 2022.**


John Schooley

Elvie Schooley
By: John Schooley
As Attorney-in-Fact

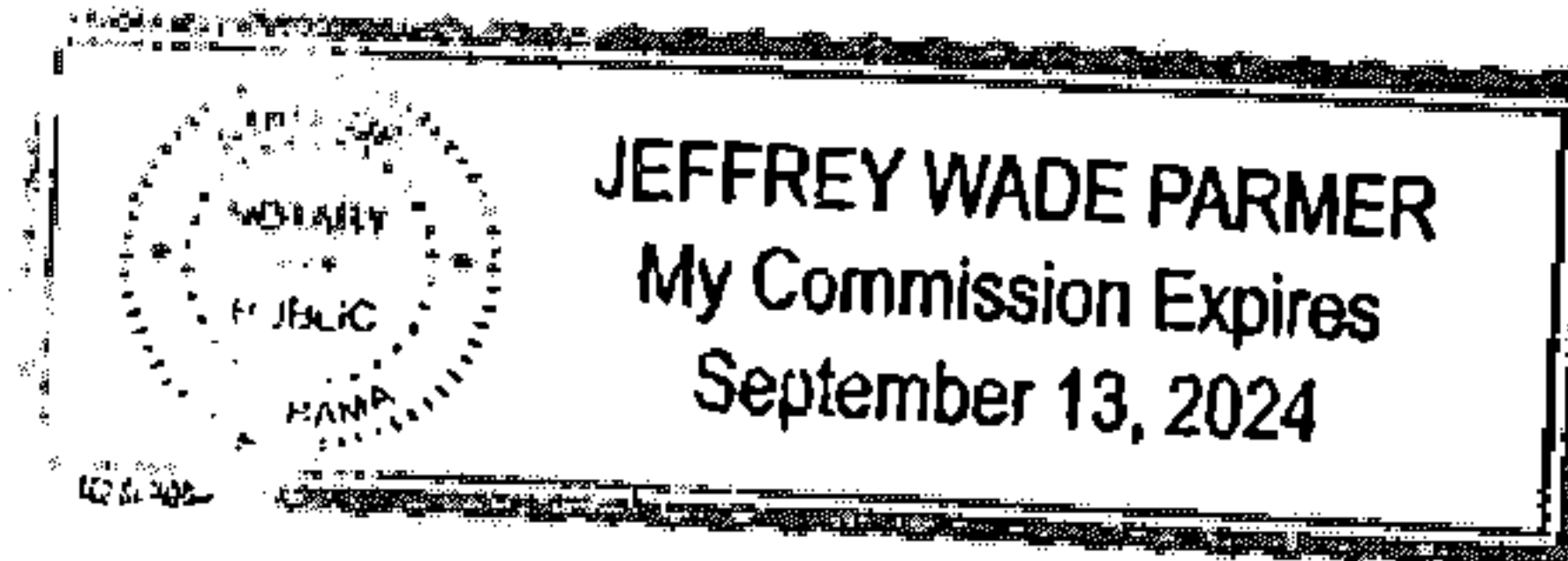
STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **John Schooley** 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **28th day of December, 2022.**


Jeff W. Farmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**



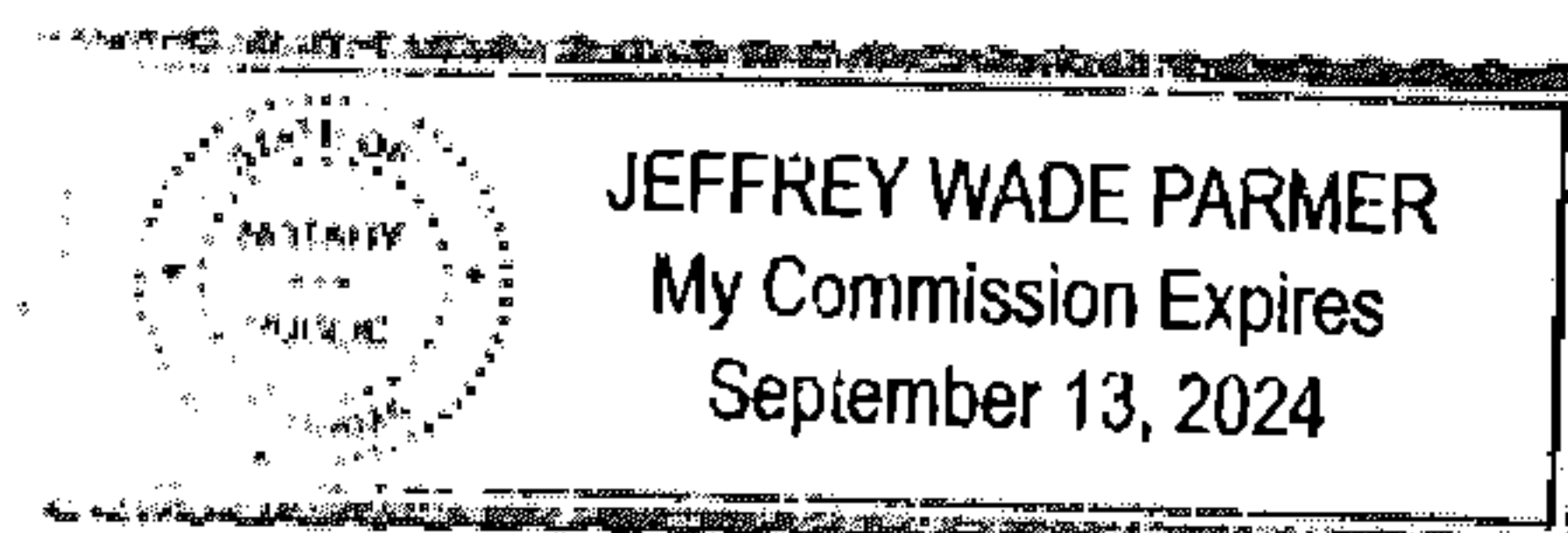
STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Elvie Schooley** whose name is signed by **John Schooley as Agent/Attorney-in-Fact** for **Elvie Schooley** pursuant to a Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed her name as such **Agent/Attorney-in-Fact** on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **28th day of December, 2022.**


Jeff W. Farmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**



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

Grantor's Name John Schooley and Elvie Schooley
 Mailing Address 2307 County Road 46
Montevallo, AL 35115

Grantee's Name Cendy Gallardo Aranza
 Mailing Address 232 Church Street
Montevallo, AL 35115

Property Address 232 Church Street
Montevallo, AL 35115

Date of Sale December 28, 2022
 Total Purchase Price \$135,000.00

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

☐ Appraisal
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/03/2023 08:58:51 AM
 \$60.00 PAYGE
 20230103000000480

☒ Closing Statement

Allen S. Byrd

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 12-28-2022 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one