

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } *Send Tax Notice to:*
 } **Marta Alicia Avelar Gonzalez**
 } **9461 Hwy 31, Calera AL 35040**

KNOW ALL MEN BY THESE PRESENTS;



20230109000006740 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
01/09/2023 11:39:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of **\$250,000.00** (*Two Hundred Fifty Thousand and 00/100 Dollars*), **Graham Foreign Car Salvage Company, Inc.**, an Alabama domestic corporation, (*by and through its president Billy K. Graham, Jr.*) hereinafter referred to as **GRANTOR**, does hereby grant, bargain, sell and convey unto **Marta Alicia Avelar Gonzalez** (*a married woman*) and her spouse, **Yobani Lopez Pasqual** (*a married man*), who have been married by common-law in Alabama since before January 1, 2016 herein referred to as **GRANTEES**, their heirs and assigns forever, against all lawful claims of all persons.

NOTE: \$200,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith

All right, title and interest in the following described real estate situated in Shelby County, Alabama, to wit:

A PART OF THE SE 1/4 OF SW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SW 1/4 OF SAID SECTION 2 AND RUN EAST ALONG NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 607.71 FEET TO THE EAST RIGHT OF WAY LINE OF L & N RAILROAD FOR POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUE EAST ALONG NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 294.47 FEET; THENCE TURN AN ANGLE OF 89 DEGREES 36 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 536.95 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 98 DEGREES 01 MINUTES AND RUN 297.38 FEET TO EAST RIGHT OF WAY LINE OF L & N RAILROAD; THENCE TURN AN ANGLE TO THE RIGHT OF 81 DEGREES 59 MINUTES AND RUN NORTH ALONG EAST RIGHT IF WAY LINE OF SAID L & N RAILROAD A DISTANCE OF 497.57 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS.
SUBJECT TO RESTRICTIONS, RESERVATIONS, CONDITIONS, AND EASEMENTS OF RECORD

TO HAVE AND TO HOLD, to said GRANTEES as Joint Tenants with Rights of Survivorship.

**THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
PREPARER MAKES NO WARRANTIES THEREOF**

NOTE: The drafter of this document acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein. The description of said property is the same as was provided to drafter by GRANTOR and is intended to be consistent with the description for instrument 20200106000006920 in Shelby County, Alabama.

Shelby County, AL 01/09/2023
State of Alabama
Deed Tax: \$50.00



20230109000006740 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
01/09/2023 11:39:04 AM FILED/CERT

I, **Billy K. Graham Jr.**, acting in my capacity as President of **Graham Foreign Car Salvage Company, Inc**, an Alabama domestic corporation, have hereunto set my hand and seal as **GRANTOR**. In so doing, I further aver and confirm that I have all rights and authorization necessary to complete this transaction in my capacity as the President of **Graham Foreign Car Salvage Company, Inc** and as such, confirm that this transfer is done voluntarily, fully, and without reservation to the aforementioned **GRANTEE**, forever, against all lawful claims of all persons.

NOTE: \$200,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith

In WITNESS THEREFORE, **Billy K. Graham Jr.**, acting in my capacity as President of **Graham Foreign Car Salvage Company, Inc**, an Alabama domestic corporation, have set his hand and seal this the 5th day of January, 2023.



Billy K. Graham, Jr.

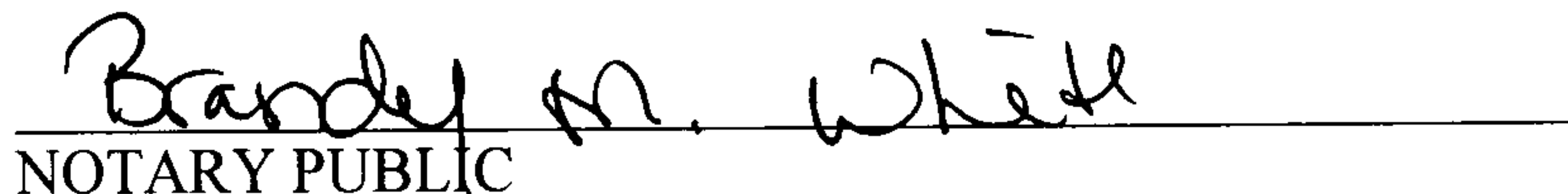
(President of **Graham Foreign Car Salvage Company, Inc**)

01/5/2023
DATE

STATE OF ALABAMA }

COUNTY OF SHELBY }

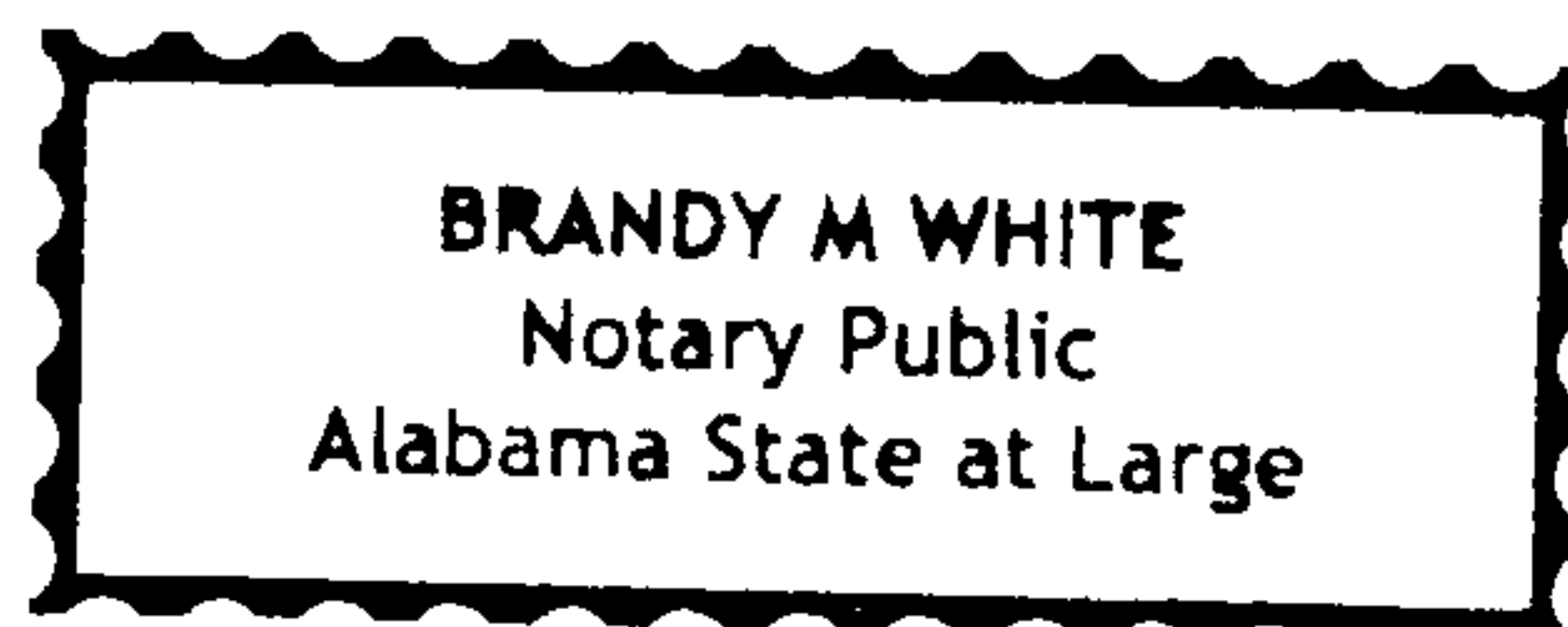
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Billy K. Graham**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 5th day of January 20 23 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:



NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 19, 2023



Real Estate Sales Validation Form

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


Grantor's Name GRAHAM'S FOREIGN CARS, INC. Grantee's Name MARTA ALICIA AVELAR
Mailing Address 970 Hwy 202 Mailing Address 9461 Hwy 31
CALERA, AL. CALERA, AL.
35040 35040

Property Address 9461 Hwy 31
CALERA, AL.
35040

Date of Sale 01/05/2023
Total Purchase Price \$ 250,000.00

or
Actual Value \$

or
Assessor's Market Value \$


20230109000006740 3/3 \$78.00
Shelby Cnty Judge of Probate, AL
01/09/2023 11:39:04 AM FILED/CERT

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 01/05/2023

Print GRAHAM'S FOREIGN CARS, INC.

Unattested

(verified by)

Sign Gregory R. Graham
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1