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03/22/2023 01:30:50 PM
DEEDS 1/3

Send Tax Notice To: David Martinez-Echavarria Jr.
Leslie Haire

File No.: S-23-29015

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**


} Know All Men by These Presents:

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Matthew V. Veazey, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Martinez-Echavarria Jr. and Leslie Haire**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.


Matthew V. Veazey

County of Shelby

Given under my hand and official seal this the 21st day of March, 2023.

A circular notary seal for April S. Clark, a Notary Public for the Alabama State at Large. The seal features the text "MY COMMISSION EXPIRES 09-01-2024" around the top inner edge, "ALABAMA STATE AT LARGE" around the bottom inner edge, and "NOTARY PUBLIC" in the center. The name "APRIL S. CLARK" is written around the outer edge. The seal is surrounded by a decorative border of small dots.

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SE corner of the SE 1/4 of the NW 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING, thence N00°03'05" for a distance of 862.62'; thence N85°06'30"W for a distance of 434.14'; thence N08°53'50"E for a distance of 595.45'; thence N75°06'05"W for a distance of 501.06' to the Easterly R.O.W. line of South Main Street; thence S23°45'48"W and along said R.O.W. line for a distance of 17.89'; thence S74°18'05"E and leaving said R.O.W. line for a distance of 101.50'; thence S17°41'41"W for a distance of 5.00'; thence S74°19'36"E for a distance of 390.63'; thence S08°54'07"W for a distance of 568.58'; thence N85°06'10"W for a distance of 489.33'; thence S17°49'18"W for a distance of 54.99'; thence N67°75'11"W for a distance of 108.28' to the Easterly R.O.W. line of South Main Street; thence S17°48'51" and along said R.O.W. line for a distance of 182.80'; thence S85°07'21"E and leaving said R.O.W. line for a distance of 714.25'; thence S17°56'53"W for a distance of 766.50'; thence S13°04'26"W for a distance of 216.01'; thence S12°54'11"W for a distance of 81.80' to the edge of Lay Lake, all further calls will be along said edge of Lake until otherwise noted; thence S21°58'56"E for a distance of 67.85'; thence S29°59'23"E for a distance of 63.64'; thence S60°41'59"E for a distance of 34.26'; thence N55°47'04"E for a distance of 25.58'; thence N69°01'24"E for a distance of 38.18'; thence N59°35'40"E for a distance of 71.43'; thence S64°31'44"E for a distance of 73.16'; thence S69°02'25"E for a distance of 180.32'; thence N66°64'07"E for a distance of 281.75'; thence N00°02'05"E and leaving said edge of Lake for a distance of 379.00' 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>Matthew V. Veazey</u>	Grantee's Name	<u>David Martinez</u>
Mailing Address	<u>13607 AL Hwy 191</u> <u>Maplesville AL 36750</u>	Mailing Address	<u>117 Rushton Ln</u> <u>Calera AL 35040</u>
Property Address	<u>Vacant</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 21, 2023</u>
		Total Purchase Price	<u>\$35,000.00</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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 March 20, 2023

Print Matthew V. Veazey

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2023 01:30:50 PM
\$63.00 PAYGE
20230322000079130



Allen S. Bayl

Form RT-1