



20230427000122390 1/3 \$129.50
Shelby Cnty Judge of Probate, AL
04/27/2023 10:12:36 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Edward E. Raley and wife, Jeanette C. Raley (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Daniel N. Madrigal and Mary E. Madrigal (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, more particularly described as follows: Begin at the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 15, Township 19 South, Range 2 East; thence North 2 deg. 30 min. West 146 feet to the West margin of the right-of-way of the Columbiana and Vincent Highway, being the point of beginning of the land herein conveyed, and immediately hereafter described, viz:

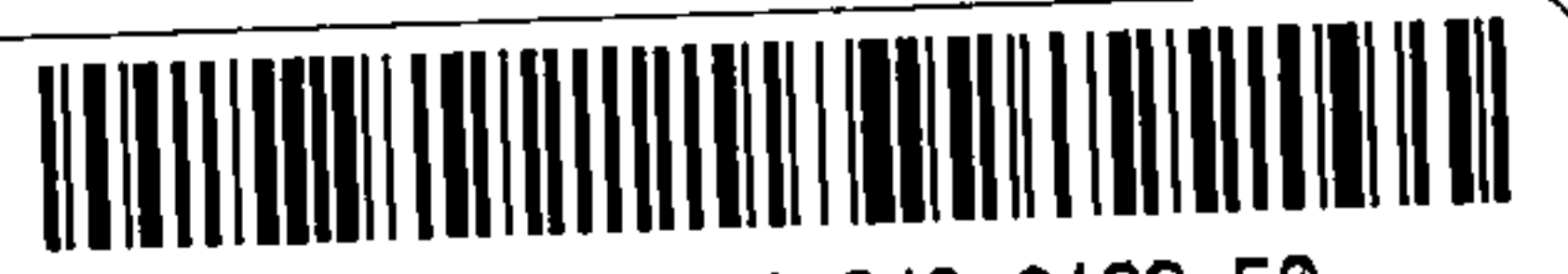
From said point of beginning run North 2 deg. 30 min. West, along the Western boundary line of the last named forty, 1166.3 feet to the Northwest corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence North 47 deg. 30 min. West 598.0 feet; thence North 42 deg. 30 min. East 598.0 feet to the West boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 15; thence South 31 deg. 30 min. East 657.0 feet; thence South 59 deg. 30 min. East 220.6 feet to the Western margin of the right-of-way of the Columbiana and Vincent Highway; thence South 18 deg. West 1416.0 feet along the Western margin of said highway to the point of beginning, containing 15 acres, more or less.

LESS AND EXCEPT that portion of the above described property previously conveyed to W. C. Tucker and wife, Lucille Tucker by deed dated April 11, 1964 and recorded in Deed Book 230, Page 191 in the Probate Office of Shelby County, Alabama.

ALSO LESS AND EXCEPT any of the above described property lying in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 15.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

Shelby County, AL 04/27/2023
State of Alabama
Deed Tax: \$101.50



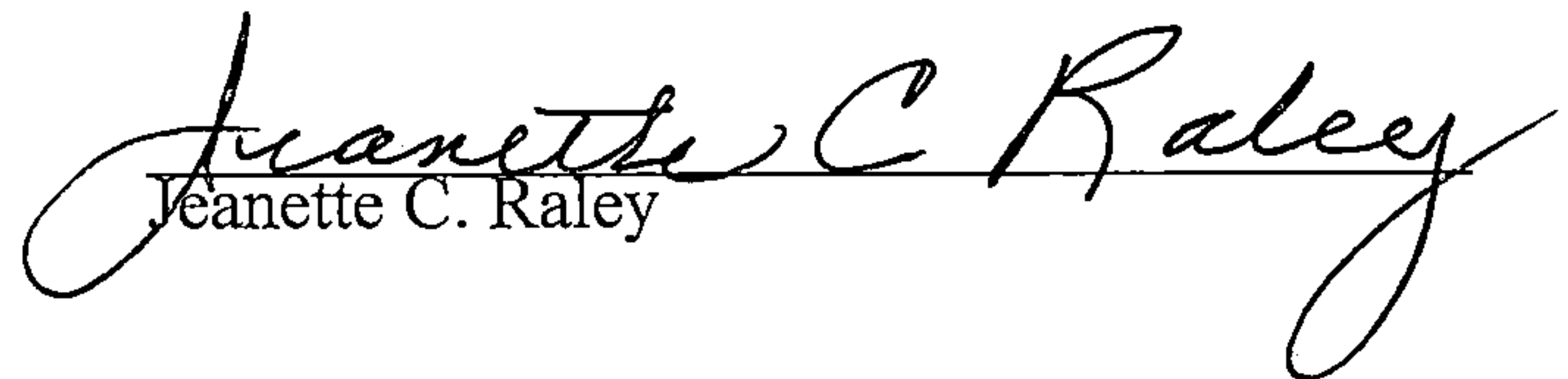
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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 19th day of April, ~~2022~~ 2023.

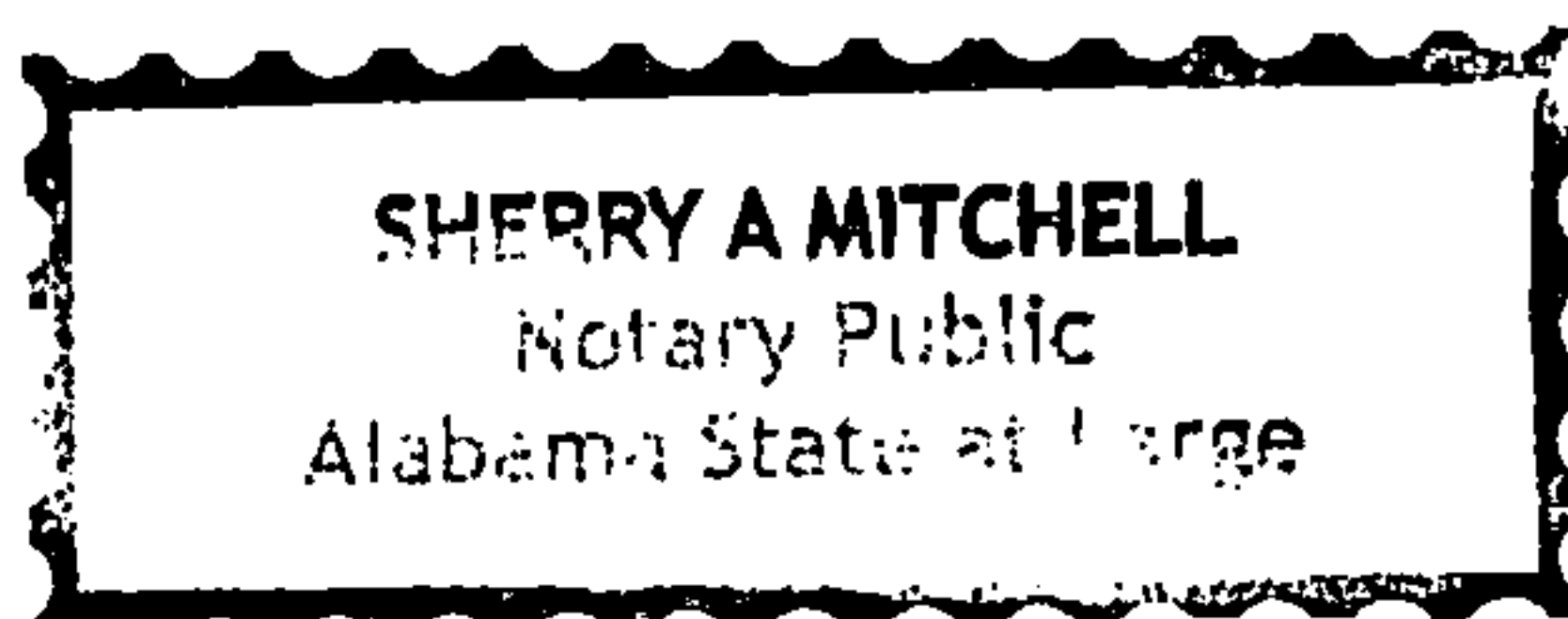

Edward E. Raley

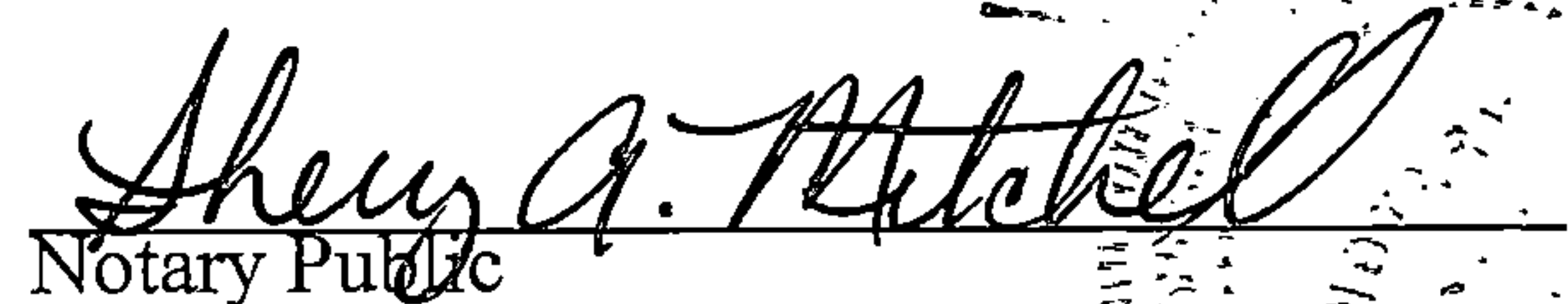

Jeanette C. Raley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward E. Raley and Jeanette C. Raley, 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.

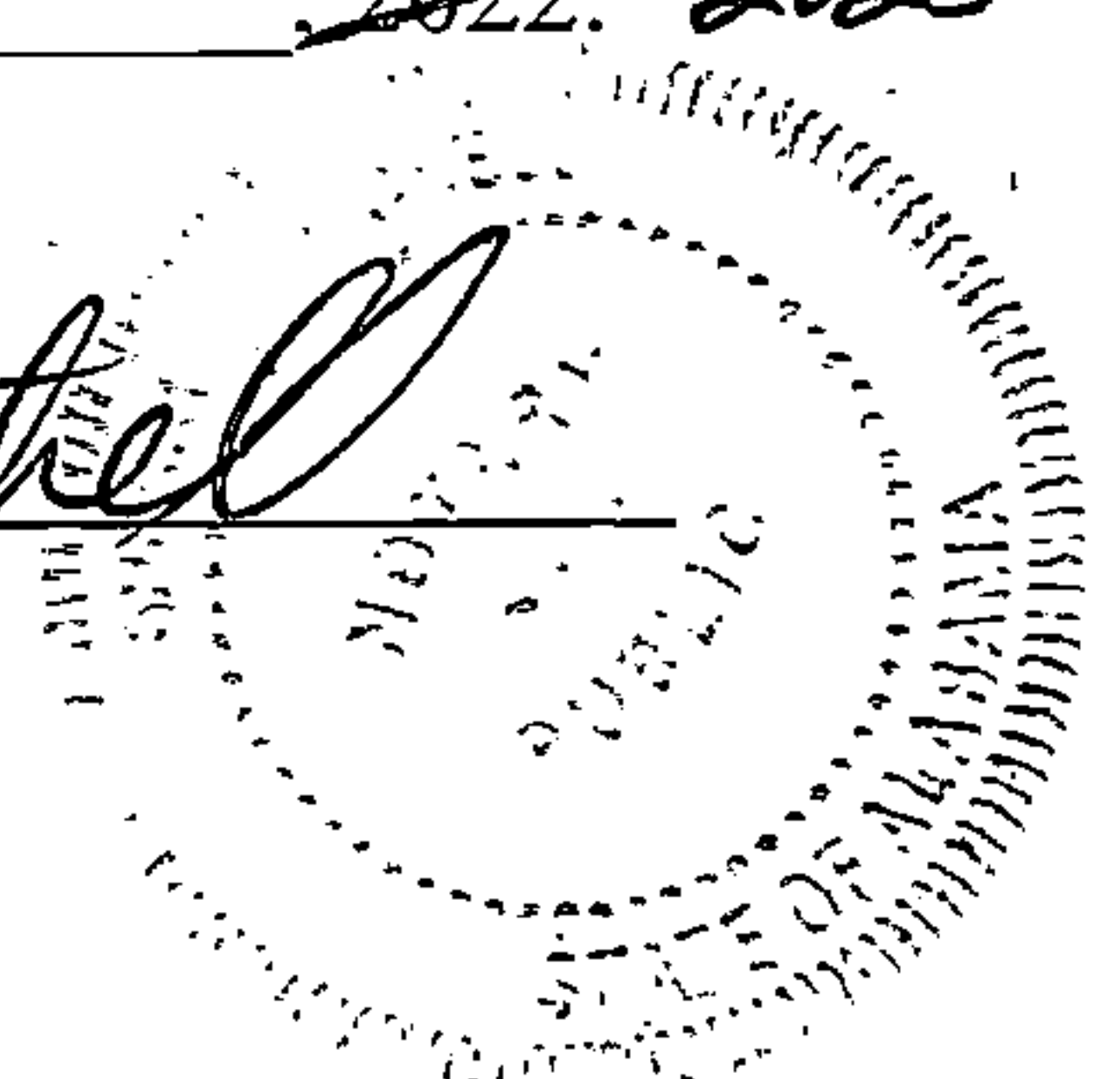
Given under my hand and official seal this 19th day of April, ~~2022~~ 2023




Notary Public

My commission expires:

My Commission Expires
October 26, 2024



Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 (h).

Grantor's Name Edward E. & Jeanette C. Raley
Mailing Address 42235 Hwy 25
Vincent, AL 35178

Grantee's Name Daniel N. & Mary E. Madrigal
Mailing Address 30 Phillips Drive
Vincent, AL 35178

Property Address 30 Phillips Drive
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 101,090.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ 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 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 4/19/23

Print Edward E. Raley

☐ Unattested _____
(verified by)

Sign Edward E. Raley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1