

This Instrument was Prepared by:

Send Tax Notice To: Carlos Riviera Rios

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29106

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Five Thousand Dollars and No Cents (\$285,000.00)**, 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, **Debra S. Conway**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Carlos Riviera Rios**, (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

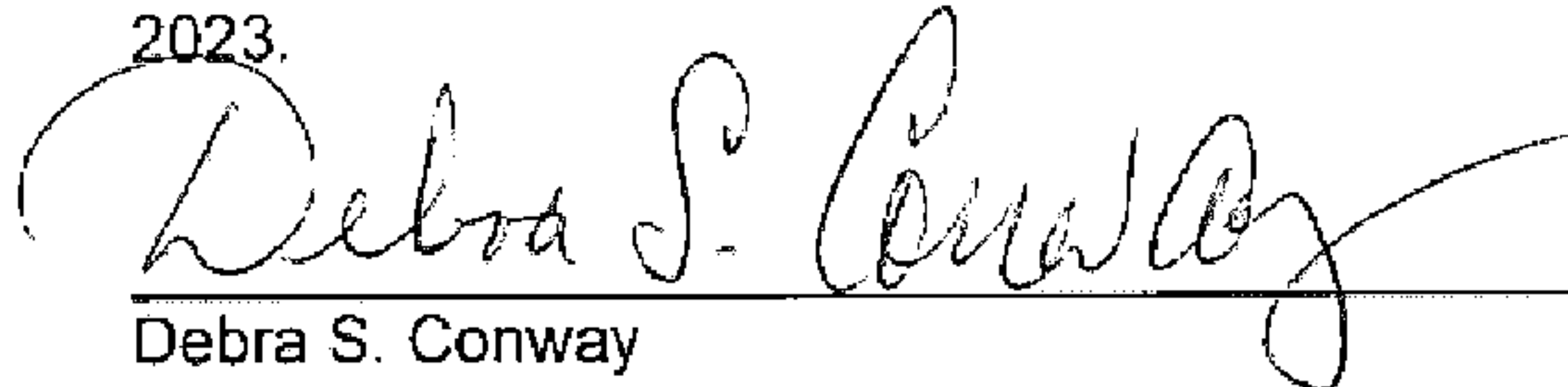
Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$279,837.00 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 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of May, 2023.


Debra S. Conway

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Debra S. Conway, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 2023.


Notary Public, State of Alabama

My Commission Expires: September 01, 2024

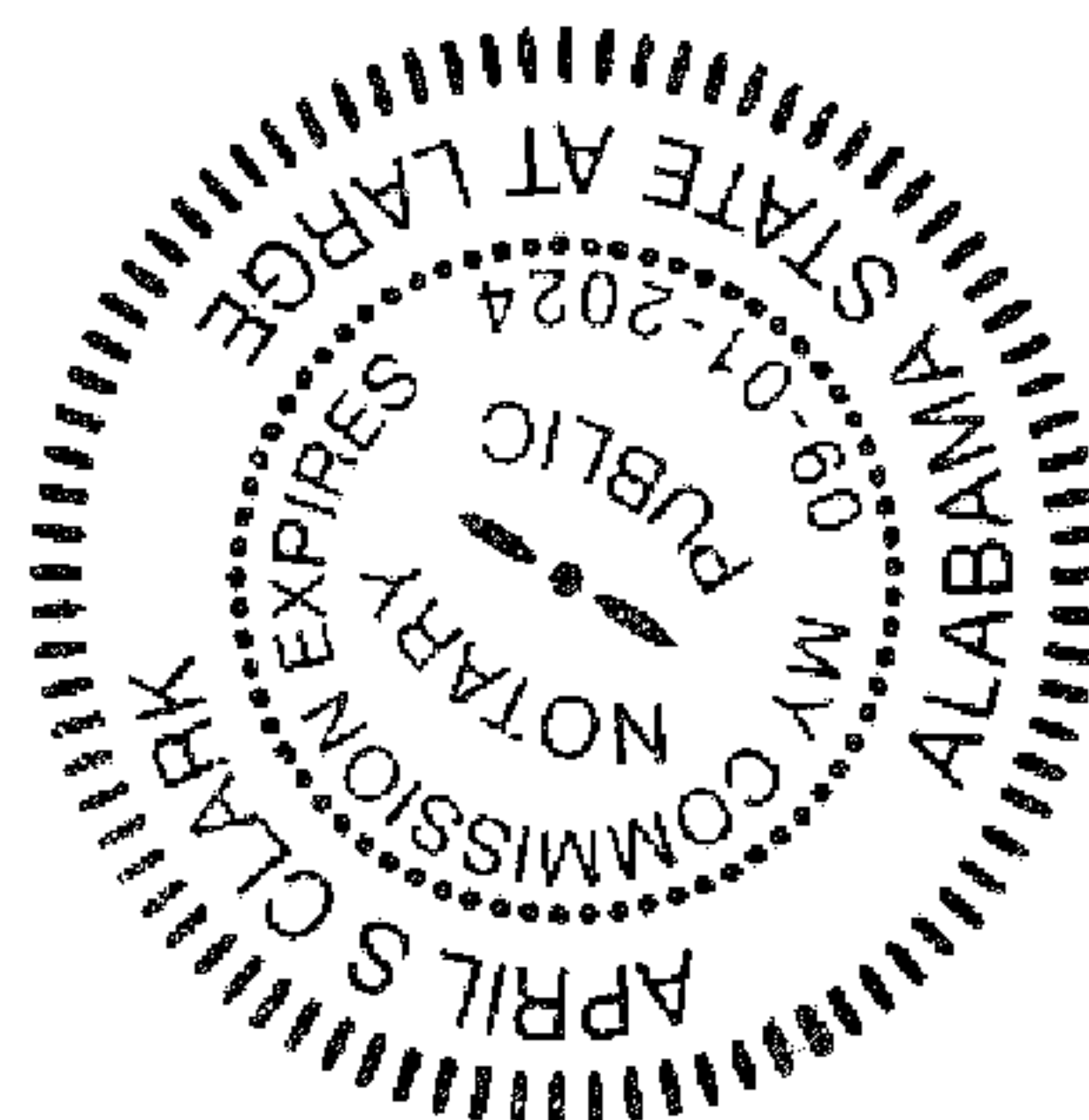


EXHIBIT "A"
LEGAL DESCRIPTION

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as a part of Lot 4, Jewell's Subdivision as recorded in Map Book 19, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama, and being bounded and described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the West line of said Quarter by Quarter a distance of 288.92 feet to a point; thence turn 104 degrees 49 minutes 10 seconds left and run East-Northeasterly along the South line of said Jewell's Subdivision a distance of 636.19 feet to a point; thence turn 90 degrees 00 minutes 00 second left and run North-Northwesterly a distance of 93.37 feet to a steel rebar corner and the point of beginning of the property being described; thence turn 10 degrees 56 minutes 55 seconds right and run Northerly a distance of 210.00 feet to a steel rebar corner; thence turn 90 degrees 00 minutes 00 seconds right and run Easterly a distance of 210.00 feet to a steel rebar; thence turn 90 degrees 00 minutes 00 seconds right and run Southerly a distance of 210.00 feet to a steel rebar corner; thence turn 90 degrees 00 minutes 00 seconds right and run Westerly a distance of 210.00 feet to the point of beginning.

Together with a non-exclusive 30-foot wide easement for ingress and egress to Parcel B, the centerline of which is bounded and described as follows:

An easement being 15.0 feet on either side of said centerline: Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the West line of said Quarter by Quarter a distance of 288.92 feet to a point; thence turn 104 degrees 49 minutes 10 seconds left and run East-Northeasterly along the South line of said Jewell's Subdivision, a distance of 636.19 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run North-Northwesterly, a distance of 93.37 feet to a steel rebar corner; thence turn 10 degrees 56 minutes 55 seconds right and run Northerly a distance of 210.00 feet to a steel rebar corner; thence turn 90 degrees 00 minutes 00 seconds right and run Easterly a distance of 27.10 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly a distance of 15.00 feet to a point in the centerline of an existing gravel driveway and the point of beginning on the centerline of a 30 foot wide access easement; thence turn 90 degrees 00 minutes 00 seconds right and run 184.20 feet to a point; thence turn 01 degree 29 minutes 00 seconds left and run along centerline of said existing driveway 267.53 feet to a point; thence turn 09 degrees 27 minutes 45 seconds left and continue along centerline of said driveway 142.97 feet to a point; thence turn 17 degrees 16 minutes 48 seconds left and continue along centerline of existing driveway 114.39 feet to a point; thence turn 10 degrees 44 minutes 18 seconds right and run 48.72 feet to a point; thence turn 20 degrees 37 minutes 54 seconds right and run Easterly along centerline of existing gravel driveway a distance of 29.98 feet to the intersection of said driveway with the Westerly right of way line of Highway Number 42 and the end of required easement.

According to the Survey of Joseph E. Conn, Jr., RLS #9049, dated June 29, 1999.

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>Debra S. Conway</u>	Grantee's Name	<u>Carlos Riviera Rios</u>
Mailing Address	<u>PO Box 1425</u> <u>Calera, AL 35040</u>	Mailing Address	<u>178 Hwy 42</u> <u>Calera AL 35040</u>
Property Address	<u>178 Highway 42</u> <u>Calera, AL 35040</u>	Date of Sale	<u>May 19, 2023</u>
		Total Purchase Price	<u>\$285,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 May 18, 2023

Print Debra S. Conway

Unattested

Sign Debra S. Conway
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2023 09:56:30 AM
\$33.50 JOANN
20230522000150380

Form RT-1

Allen S. Byrd