

SEND TAX NOTICE TO:
Gabriel Vargas Mata
171 Dauphin Street
Montevallo, Alabama 35115

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Four Thousand dollars & no cents (\$54,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Sybil Denise Lilly, a single person and Sophia Cathey Gentry, a single person and Lester Jerry Cathey, Jr., a single person and Cesilie Sade Maddox, a married woman and Anitra Khrishelle Hudson, a single person** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Gabriel Vargas Mata** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4, SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST, AND RUN THENCE NORTH 11 DEG. 33 MIN. EAST A DISTANCE OF 794.75 FEET TO AN IRON PIN; THENCE RUN NORTH 73 DEG. 39 MIN. EAST A DISTANCE OF 128.0 FEET TO AN IRON PIN; RUN THENCE NORTH 16 DEG. 21 MIN. WEST A DISTANCE OF 84.0 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; RUN THENCE NORTH 73 DEG. 39 MIN. EAST A DISTANCE OF 91.0 FEET; THENCE RUN NORTH 16 DEG. 21 MIN. WEST ALONG A FENCE A DISTANCE OF 66.0 FEET; RUN THENCE SOUTH 75 DEG. 20 MIN. WEST A DISTANCE OF 91.0 FEET; THENCE RUN SOUTHERLY A DISTANCE OF 66.0 FEET TO THE POINT OF BEGINNING.

Lester J Cathey aka Lester Jerry Cathey, Sr. grantee in that certain deed filed in Book 263, Page 775, died on 6/18/2004. Ruther Cathey aka Ruether Cathey aka Ruether Cottingham Cathey grantee in that certain deed filed in Book 263, Page 775, died on 4/29/2018. The heirs of Lester J. Cathey aka Lester Jerry Cathey Sr. and Ruther Cathey aka Ruether Cathey aka Ruether Cottingham Cathey are Sybil Denise Lilly, Sophia Cathey Gentry, Lester Jerry Cathey, Jr. and Andrew Anthony Cathey. Andrew Anthony Cathey died on 5/6/2021. Cesilie Sade Maddox, and Anitra Khrishelle Hudson are the heirs of Andrew Anthony Cathey.

This property does not constitute homestead of Sybil Denise Lilly, Sophia Cathey Gentry, Lester Jerry Cathey, Jr., Cesilie Sade Maddox, and Anitra Khrishelle Hudson nor their spouses.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **January 20, 2023**.

Lester Jerry Cathey, Jr. (Seal)
Lester Jerry Cathey, Jr.
Cesilie Sade Maddox (Seal)
Cesilie Sade Maddox

Sybil Denise Lilly (Seal)
Sybil Denise Lilly
Sophia Cathey Gentry (Seal)
Sophia Cathey Gentry
Anitra Khrishelle Hudson (Seal)
Anitra Khrishelle Hudson

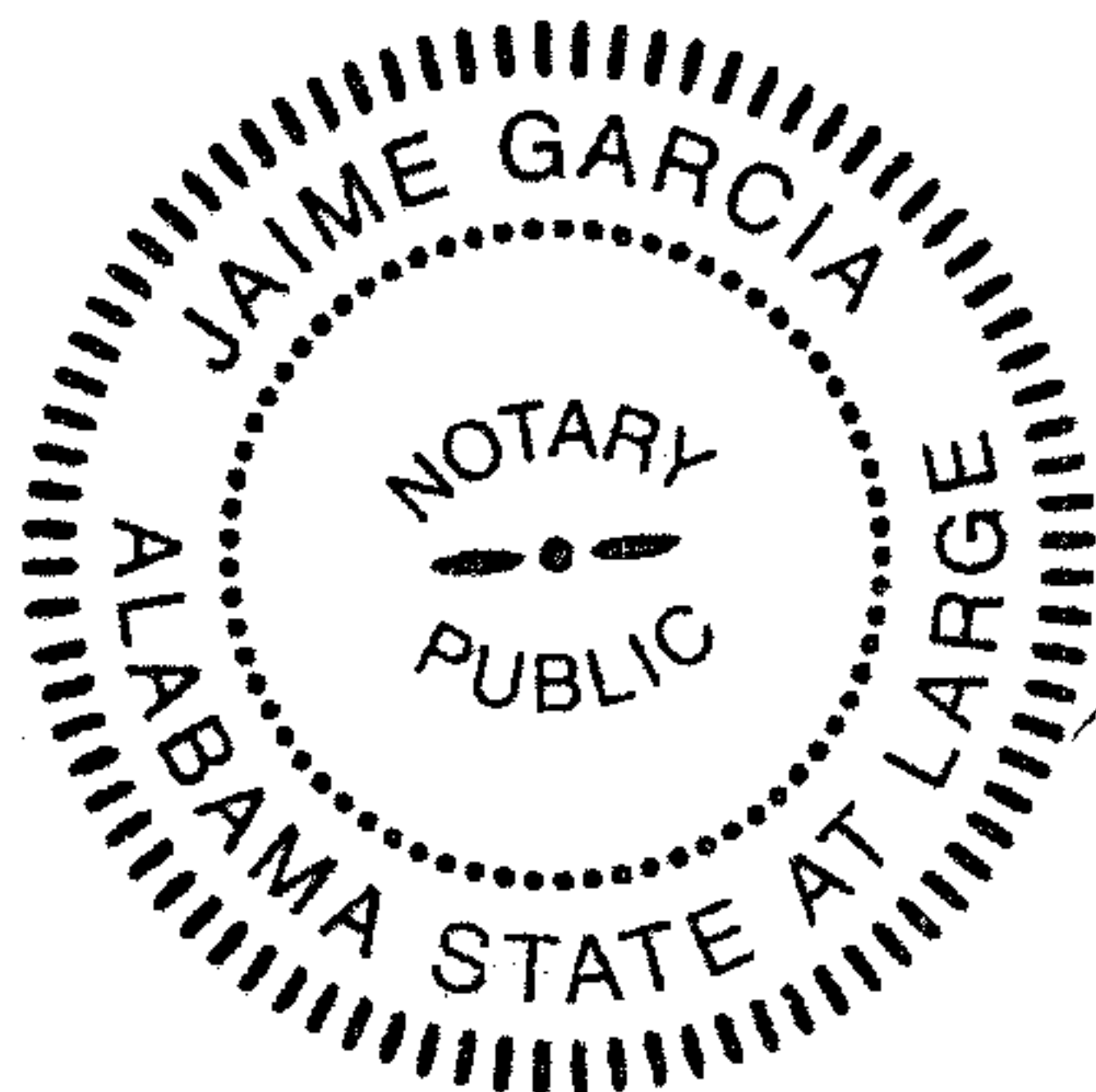
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sybil Denise Lilly**, a single person and **Sophia Cathey Gentry**, a single person and **Lester Jerry Cathey, Jr.**, a single person and **Cesilie Sade Maddox**, a married woman and **Anitra Khrishelle Hudson**, a single person, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 2023



Notary Public.

(Seal)

My Commission Expires: 02/09/26

Real Estate Sales Validation Form

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

Grantor's Name Sybil Denise Lilly, Sophia Cathey
Gentry, Lester Jerry Cathey, Jr., Cesilie Sade Maddox
and Anitra Khrishelle Hudson

Grantee's Name Gabriel Vargas Mata

Mailing Address 70 Dana Drive
Montevallo, Alabama 35115

Property Address 171 Dauphin Street, Montevallo,
Alabama 35115

Mailing Address 171 Dauphin Street
Montevallo, Alabama 35115

Date of Sale 06/16/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/21/2023 01:25:05 PM
\$85.00 JOANN
20230621000184490

Total Purchase Price \$54,000.00

or

Actual Value _____

or

Assessor's Market Value _____

The purchase price or actual value claimed on this form c
one) (Recordation of documentary evidence is not required)

_____ Bill of Sale

X _____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 6-16-23

Print Gabriel Vargas Mata

_____ Unattested

FX
(verified by)

Sign

Gabriel Vargas

(Grantor/Grantee/Owner/Agent) circle one