

Instrument Prepared by:

Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Birmingham, AL 35216

Send Tax Notice to:

Amadeo H. Orellana Ramirez
Quelin Yanira Gomez Contreras
397 County Road 104
Montevallo, AL 35115



20230814000244390 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
08/14/2023 10:42:45 AM FILED/CERT

NO TITLE INSURANCE AT REQUEST OF GRANTEE

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of twenty five thousand dollars (\$25,000.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, that , BELARMINO ORDONEZ MEJIA, a single man; hereby grants, releases, bargains, sells and convey, unto, AMEDEO H. ORELLANA RAMIREZ and QUELIN YANIRA GOMEZ CONTRERAS, as Joint Tenants with Rights of Survivorship, the real estate described below situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

SUB DIVISON1: DUNSTANS

MAP BOOK: 00 PAGE: 001

SUB DIVISON2:

MAP BOOK: 00 PAGE: 000

PRIMARY BLOCK: 51

SECONDARY BLOCK: 000

PRIMARY LOT: 9

SECONDARY LOT: 10

METES AND BOUNDS:

PARCEL ID: 28 5 21 2 001 010.000

Shelby County, AL 08/14/2023
State of Alabama
Deed Tax: \$25.00

PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.



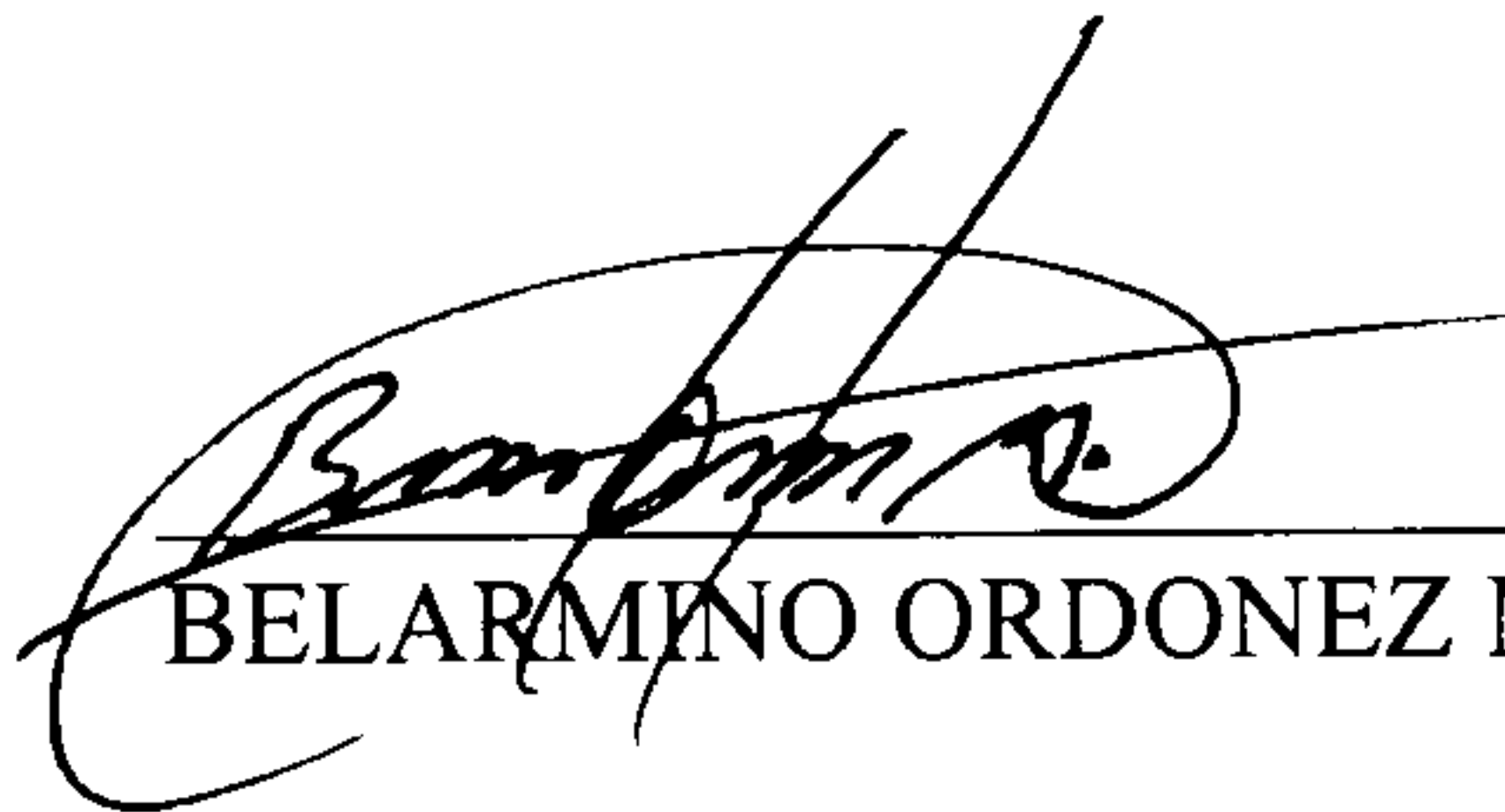
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Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to be used in connection with the premises herein described, subject to any and all existing easements, right of way, any special assessments and restrictions (as applicable), and any limitations of record which might adversely affect the title to the above-described property. This property is subject to any mineral and or mining rights not owned by the grantor.

To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns, that I am lawfully seized in fee simple of the premises and I hereby convey and guarantee that this property is free of any liens and encumbrances, and I convey any and all interests I have or may have at law or in equity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of August, 2023.

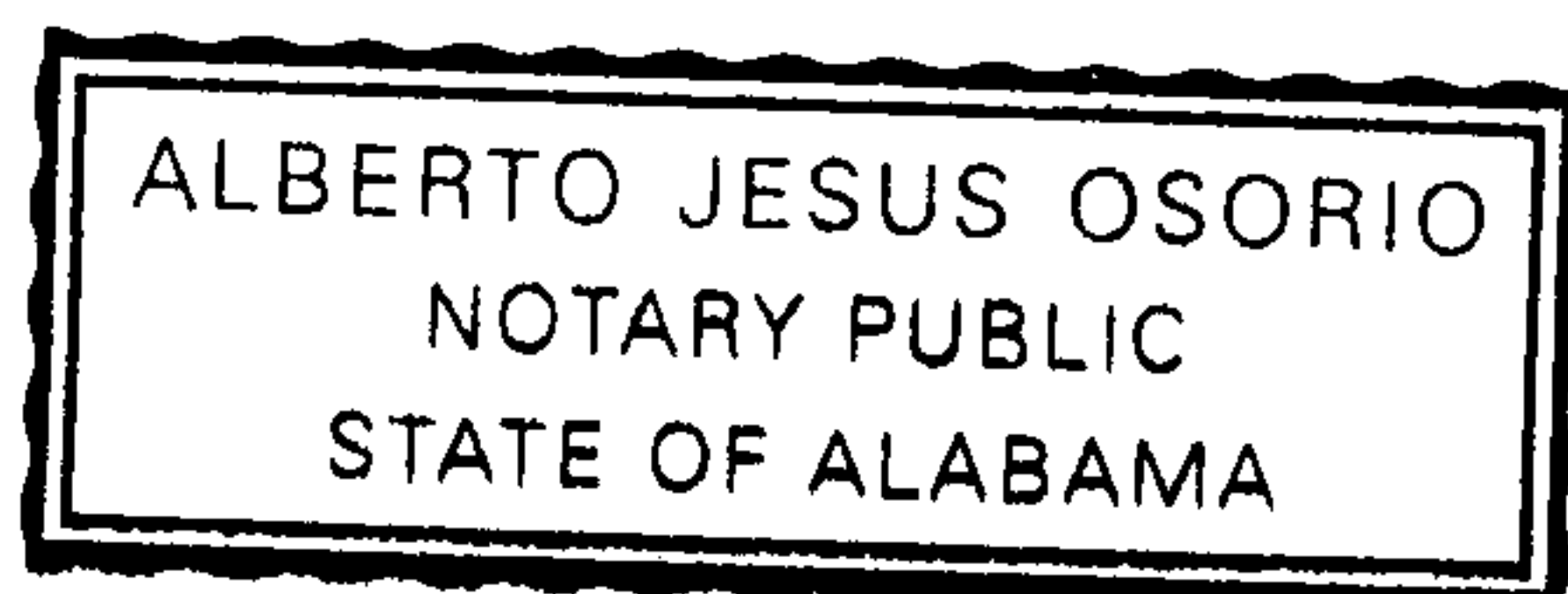

BELARMINO ORDONEZ MEJIA (Grantor)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that BELARMINO ORDONEZ MEJIA whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he/ she has executed the foregoing conveyance.

Given under my hand and official seal, this the 5th day of August, 2023.




NOTARY PUBLIC

PRINTED NAME: Albert J. Osorio

My Commission Expires: 7/23/2025

Real Estate Sales Validation Form

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

Grantor's Name Belenmino Oqupez Martin
Mailing Address 3453 Sierra Dr.
Harbor, AL 35216

Grantee's Name Amador Oqupez Ramirez
Mailing Address Queen Y. Gomez Common
397 Co. Road 104
Monticello, AL 35115

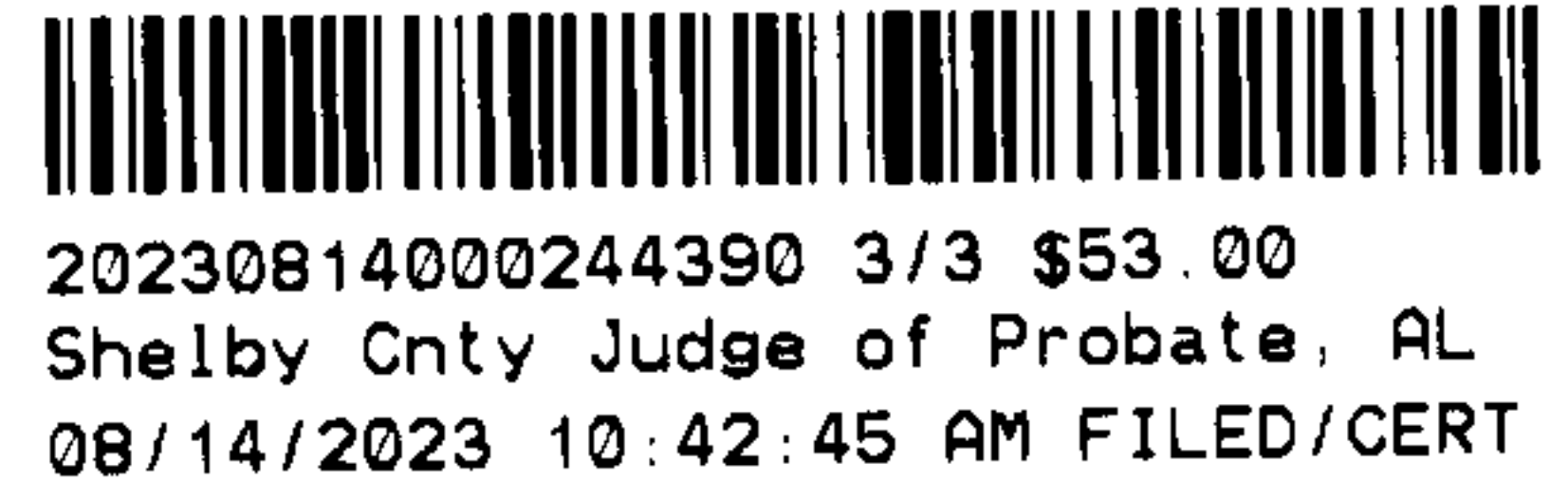
Property Address Parcel: 28 5212 001010.000
No Address

Date of Sale 8/5/23

Total Purchase Price \$ 25,000.00

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)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☒ Other Deed

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 _____

Print ALBERT OSON...

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1