

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Alyssa D. Drawhorn and Ruth Ofelia
Rodriguez Ochoa
430 Highway 54
Montevallo, AL35115

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND AND 00/100 DOLLARS (\$237,000.00**
) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Harrell R. Little, a married individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Alyssa D. Drawhorn and Ruth Ofelia Rodriguez Ochoa

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE Quarter of the SE Quarter of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the NW Quarter of the SW Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence North 89 degrees 48 minutes 13 seconds East along the North line of said quarter-quarter, a distance of 414.56 feet to a point; thence run South 38 degrees 51 minutes 32 seconds West a distance of 881.29 feet; thence run South 47 degrees 35 minutes 24 seconds West a distance of 163.11 feet to the point of beginning of the property being described; thence turn a deflection angle of 4 degrees 59 minutes 40 seconds right and run southwesterly along the northwesterly margin of Shelby County Road No. 54 a distance of 139.74 feet to a point; thence turn a deflection angle of 90 degrees 38 minutes 45 seconds right and run a distance of 179.84 feet to a point; thence turn a deflection angle of 89 degrees 13 minutes 21 seconds right and run a distance of 129.00 feet to a point; thence turn a deflection angle of 87 degrees 21 minutes 45 seconds right and run a distance of 180.27 feet to the point of beginning, situated in Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

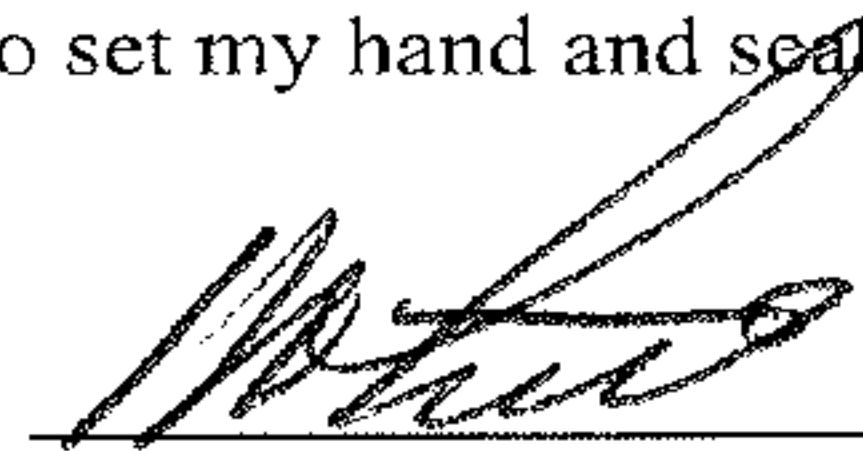
\$237,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: This is not the homestead of the Grantor nor their spouse as defined in the Code of Alabama Section 6-10-3.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of October, 2023.

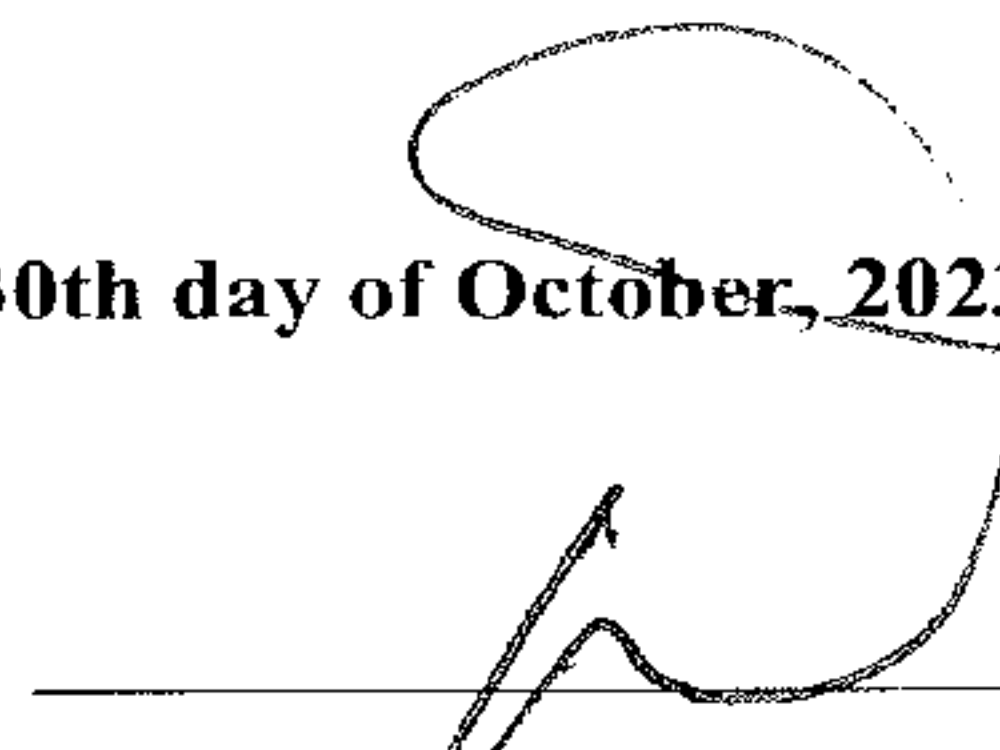


Harrell R. Little

STATE OF ALABAMA
COUNTY OF JEFFERSON

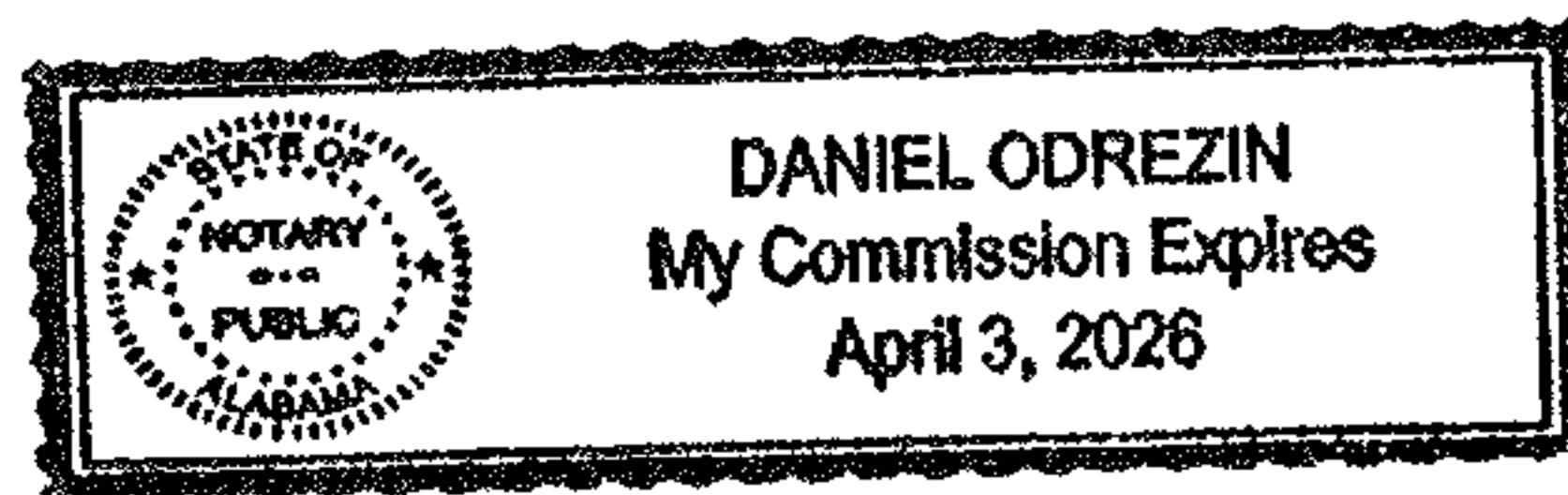
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harrell R. Little**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, 2023.



Notary Public

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2023 08:18:28 AM
 \$29.00 JOANN
 20231101000320110

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Harrell R. Little
 Mailing Address 867 Valley View Rd.
Indian Springs, AL 35124
 Property Address 430 Highway 54
Montevallo, AL 35115

Grantee's Name Alyssa D. Drawhorn and Ruth Ofelia
Rodriguez Ochoa
 Mailing Address 430 Hwy. 54
Montevallo, AL 35115
 Date of Sale October 30, 2023
 Total Purchase Price \$237,000.00
 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:

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 10/30/23 Print Daniel Odrean
☐ Unattested (verified by) Sign [Signature]
 (Grantor/Grantee/ Owner/Agent) circle one