



20240118000013510 1/3 \$59.00
Shelby Cnty Judge of Probate, AL
01/18/2024 09:57:24 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Roberto Martienz

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Thirty Thousand Nine Hundred Forty Dollars and 00/100 (\$ 30,940.00), the receipt of sufficiency of which are hereby acknowledged, that **Cristina Arreola Montes de Oca, a single woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Roberto Martinez**, hereinafter known as the GRANTEE;

A parcel of land lying in the SW 1/4; NW 1/4; Sec. 4, T22S; R3W and more particularly described as follows: Staring at a point 40 feet north of the southwest corner of said SW 1/4; NW 1/4; Sec. 4; T22 S; R3W which point is also at the intersection of the west boundary line of said Sec. 4 and the north R/W line of Shelby County Highway # 22, run easterly along said north R/W of said Highway # 22 a distance of 210.0 feet to an iron marker, the Point of Beginning. Thence run northerly parallel to the said west boundary line of said Sec. 4 a distance of 360.0 feet to an iron marker. Thence run easterly parallel to the said north R/W of said Highway # 22 a distance of 92.1 feet to an iron marker. Thence run southerly a distance of 380.0 feet to an iron marker on said north R/W line of said Highway # 22 which point is 101.5 feet east of said Point of Beginning. Thence run westerly along said north R/W of said Highway # 22 a distance of 101.5 feet to the Point of Beginning. Said parcel of land lies in the said SW 1/4; NW 1/4; Sec. 4, T22S; R3W; and contains 0.84 acres, more or less.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTEE and was taken from that certain instrument recorded in that certain Instrument recorded as Instrument # 20200302000081690, the Probate Office of Shelby County, Alabama. This deed was prepared without the benefit of a title search and without the benefit of a survey. The preparing attorney acted in the capacity as scrivener only.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the

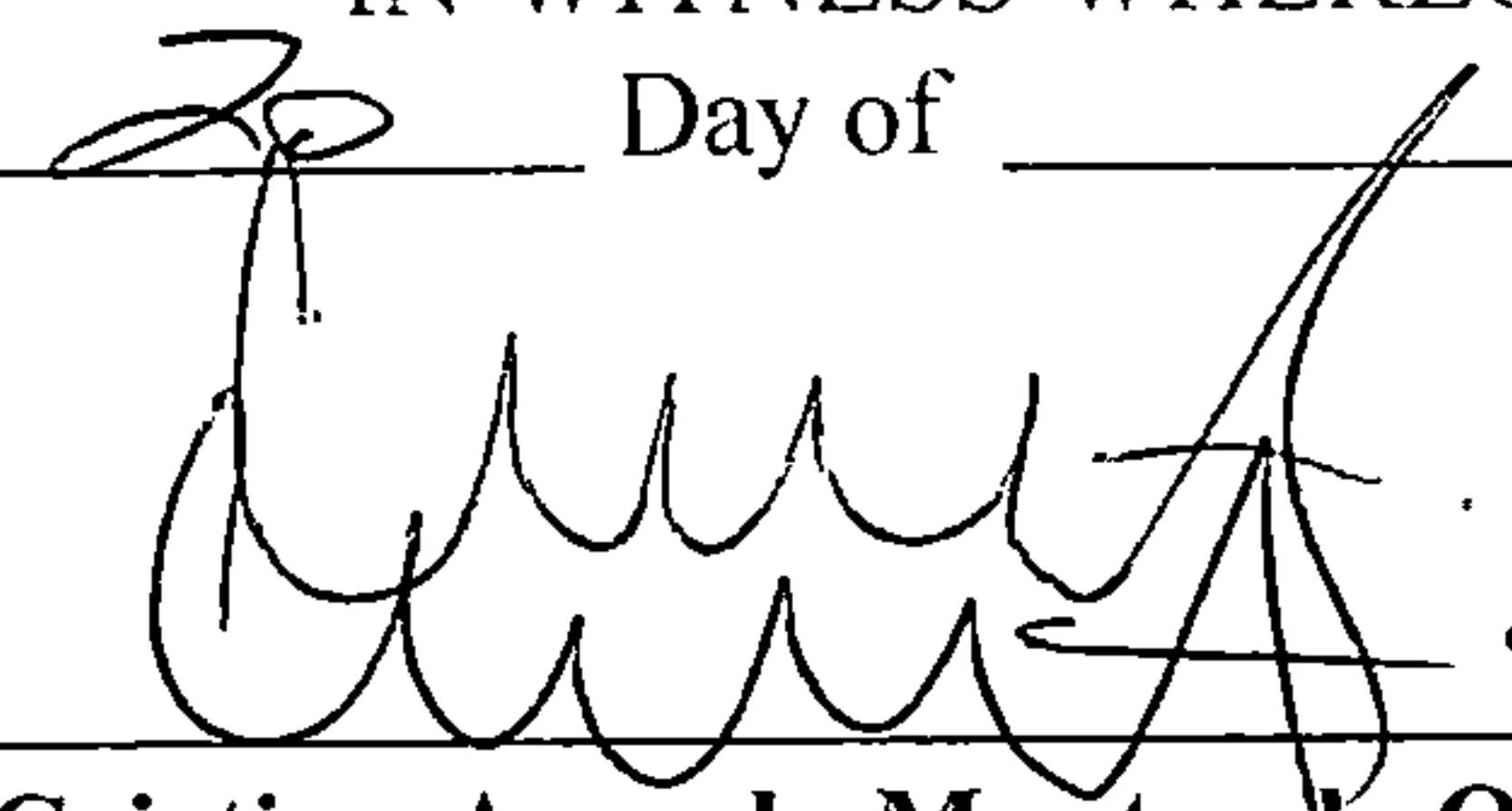
Shelby County, AL 01/18/2024
State of Alabama
Deed Tax: \$31.00



20240118000013510 2/3 \$59.00
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said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 20 Day of OCT., 2022.

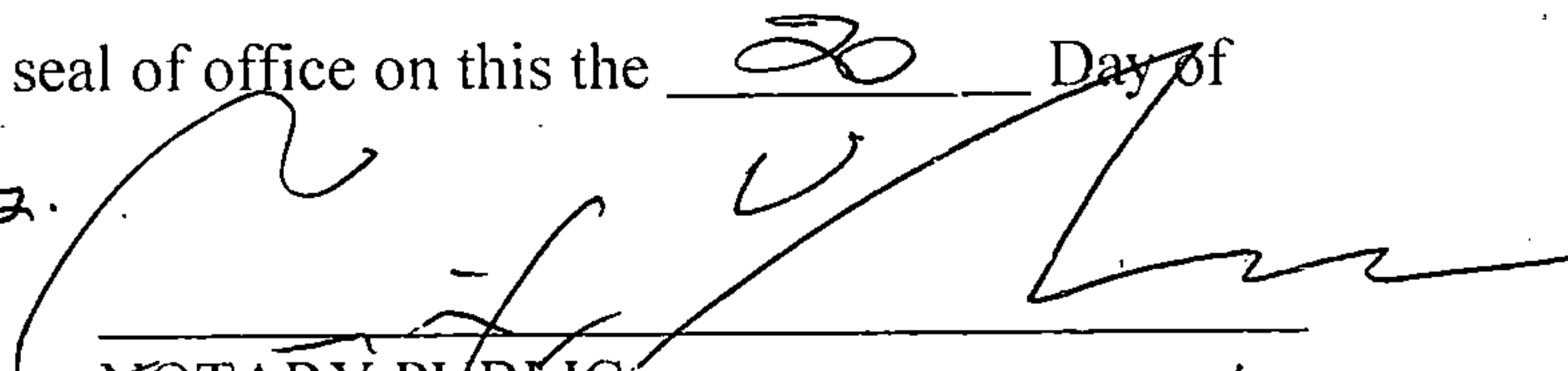

Cristina Arreola Montes de Oca
GRANTOR

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Cristina Arreola Montes de Oca, a single woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 20 Day of OCT., 2022.


NOTARY PUBLIC
My Commission Expires: 2/28/2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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

Grantor's Name Cristina Arreola
Mailing Address 705 Scenic Oak Ave
Montevallo AL 35114

Grantee's Name Roberto Martinez
Mailing Address 4451 Hwy 22
Montevallo AL 35115

Property Address 4451 Hwy 22
Montevallo AL 35115

Date of Sale 10-20-22
Total Purchase Price \$ 30,940.00

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 _____

Print Roberto Martinez

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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