



20240119000014520 1/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
01/19/2024 09:56:56 AM FILED/CERT

Instrument Prepared by:

Albert J. Osorio, Esq.  
Law Offices of Albert J. Osorio, LLC  
3453 Sierra Drive  
Birmingham, AL 35216

Send Tax Notice to:  
Belarmino Ordonez Mejia  
100 County Road 100  
Montevallo, AL 35115

**WITHOUT THE BENEFIT/ PURCHASE**  
**OF A TITLE POLICY AT GRANTEE'S REQUEST**

**QUIT CLAIM DEED**

STATE OF ALABAMA     )  
  KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY         )

That in consideration of eleven thousand three hundred fifty dollars (\$11,350.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, **RONNIE ADAM BRANTLEY**, a single man, collectively, does hereby grant, bargain, sell and convey, quit claim, unto **BELARMINO ORDONEZ MEJIA and MARIA MOLINA AYALA, as Joint Tenants with Rights of Survivorship**, any and all interests I have, or may have, at law or in equity, including any redemption rights, or any other rights to the real estate described below situated in SHELBY County, Alabama.

LEGAL DESCRIPTION: **ATTACHED AS EXHIBIT "A"**

PROPERTY IS NOT THE HOMESTEAD OF 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, as Trustee and administrator covenant with the Grantees, their heirs and assigns, that I hereby convey, quit claim, transfer, and assign any and all interests I have or may have at law or in equity in the above stated property, including any rights or redemption or any equitable right whatsoever in the above-described property.

Shelby County, AL 01/19/2024  
State of Alabama  
Deed Tax:\$11.50



20240119000014520 2/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
01/19/2024 09:56:56 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17<sup>th</sup> day of January, 2024.

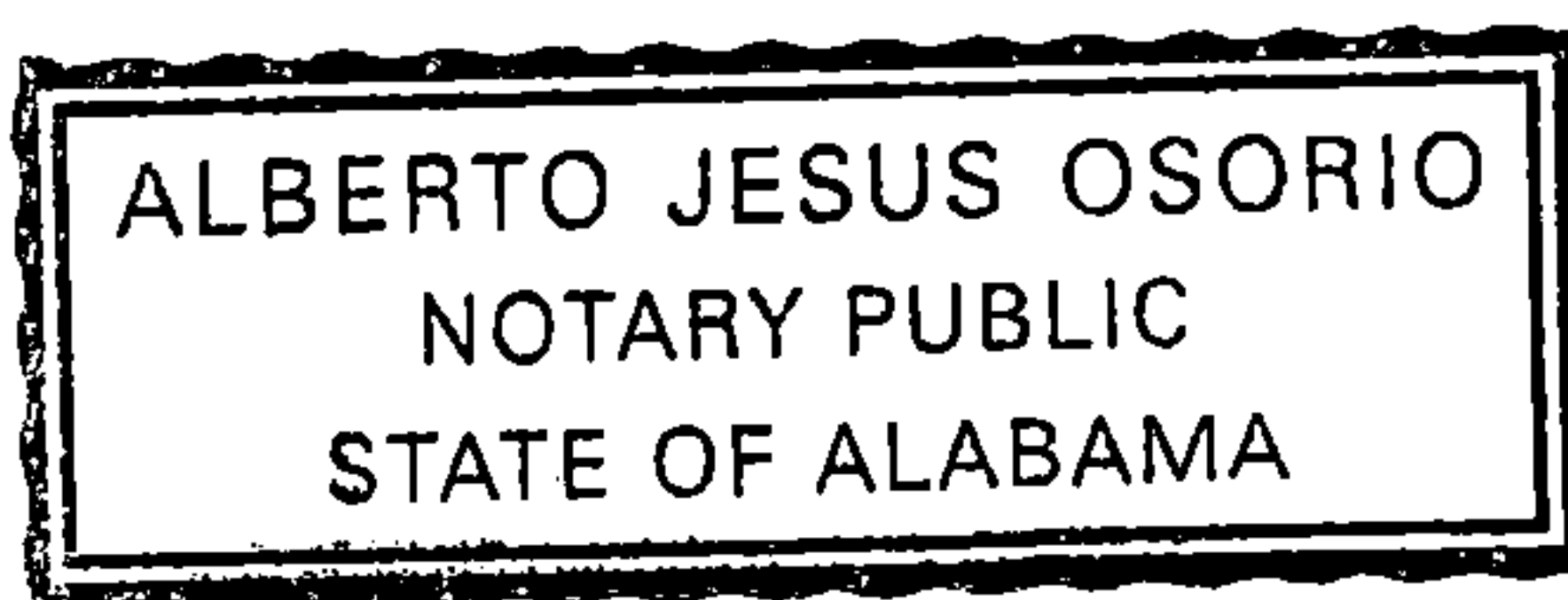
RONNIE ADAM BRANTLEY (Grantor)

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that RONNIE ADAM BRANTLEY, 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 has executed the foregoing conveyance.

Given under my hand and official seal, this the 17<sup>th</sup> day of January, 2024.



NOTARY PUBLIC

PRINTED NAME: ALBERT J. OSORIO

My Commission Expires: 7/23/25

End of Document.



20240119000014520 3/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
01/19/2024 09:56:56 AM FILED/CERT

### Exhibit "A" Legal Description

Commence at the SW Corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama; thence N  $89^{\circ}06'18''$ E, a distance of 100.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 320.62'; thence N  $01^{\circ}10'06''$ W, a distance of 420.00'; thence N  $89^{\circ}57'09''$ W, a distance of 171.70'; thence S  $07^{\circ}20'07''$ E, a distance of 39.93'; to the beginning of a curve to the right, having a radius of 135.00, a central angle of  $41^{\circ}08'51''$ , and a subtended by a chord which bears S  $12^{\circ}36'35''$ W, and a chord distance of 94.88'; thence along the arc of said curve, a distance of 96.95'; thence S  $32^{\circ}35'41''$ W, a distance of 73.67' to the beginning of a curve to the left, having a radius of 589.37, a central angle of  $12^{\circ}54'11''$ , and subtended by a chord which bears S  $26^{\circ}08'36''$ W, and a chord distance of 132.44'; thence along the arc of said curve a distance of 132.73'; thence S  $19^{\circ}41'31''$ W, a distance of 46.38' to the beginning of a curve to the left, having a radius of 189.37, a central angle of  $21^{\circ}01'51''$ ; and subtended by a chord which bears S  $09^{\circ}10'37''$ W, and a chord distance of 69.12'; thence along the arc of said curve, a distance of 69.51', to the POINT OF BEGINNING.

Less and except the North 59.93 feet of the above described property.



# Real Estate Sales Validation Form

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

Grantor's Name Ronnie Ann Burton  
Mailing Address 1300 Hwy 304  
Calhoun, AL 35040

Grantee's Name BERNARD OLMARZ MESTER  
Mailing Address 100 Co. Road 100  
Montgomery, AL 35110

Property Address 1300 Hwy 304  
Calhoun, AL 35040

Date of Sale 11/17/24  
Total Purchase Price \$ 11,350.00

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 \_\_\_\_\_

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20240119000014520 4/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
01/19/2024 09:56:56 AM FILED/CERT