

This instrument was prepared without benefit of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument. Legal description was obtained from recorded deed.

THIS INSTRUMENT WAS PREPARED BY:
VICKI N. SMITH, ATTORNEY AT LAW
VICKI N. SMITH, ATTORNEY AT LAW, LLC
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051

PLEASE SEND TAX NOTICE TO:
Edgardo Vazquez Marcial
Susan D. Vazquez
20970 Hwy. 55
Sterrett, AL 35147

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY


20240328000085510 1/3 \$42.50
Shelby Cnty Judge of Probate, AL
03/28/2024 02:35:43 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fourteen thousand five hundred Dollars (\$14,500.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Doyle L. Rocks, a single man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Edgardo Vazquez Marcial and Susan D. Vazquez (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, ALABAMA, to-wit:

Commence at the SE corner of the SE 1/4 of SW 1/4 of Section 5, Township 18 South, Range 2 East; thence run West along the South line of said 1/4-1/4 Section a distance of 532.45 feet, to the point of beginning, thence continue West along the South line of said 1/4-1/4 Section a distance of 392.74 feet, to the Southeast right of way line of the Columbiana-Eden Highway; thence turn an angle of 125 deg. 25 min. to the right and run along said right of way a distance of 309.87 feet; thence run along said right of way line and the arc of a curve (whose Delta angle is 38 deg. 31 min. to the right; Tangent distance of 64.49; radius is 184.50 feet; length of curve is 124.05) a distance of 124.05 feet; thence continue along said right of way line a distance of 20.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 341.82 feet to the subject point of beginning. Situated in the SE 1/4 of the SW 1/4 of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

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

Shelby County, AL 03/28/2024
State of Alabama
Deed Tax: \$14.50

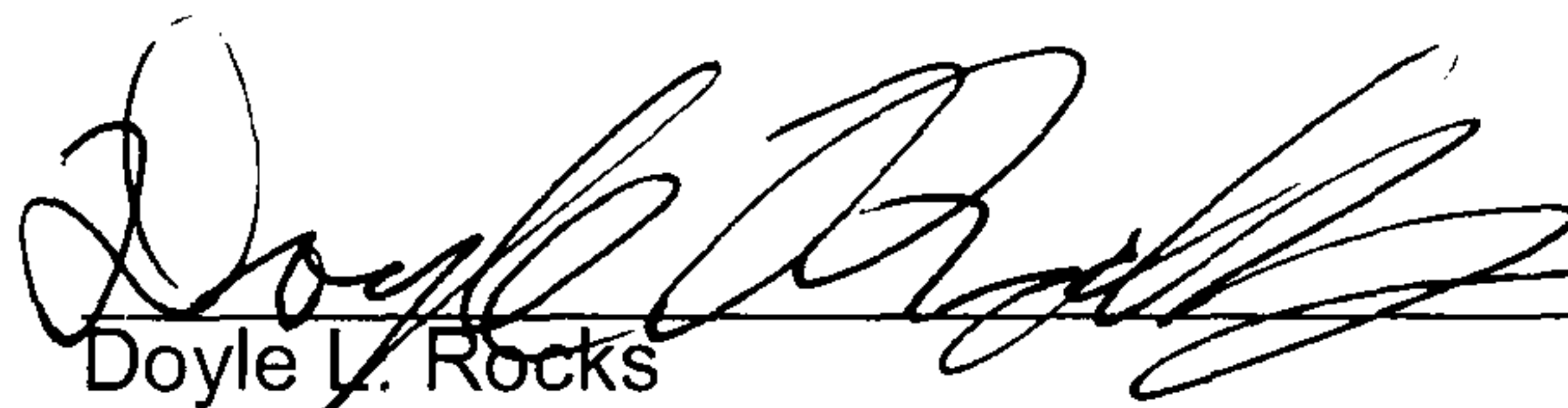


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aforesaid; that I/we will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 28th day of March, 2024.

WITNESS:

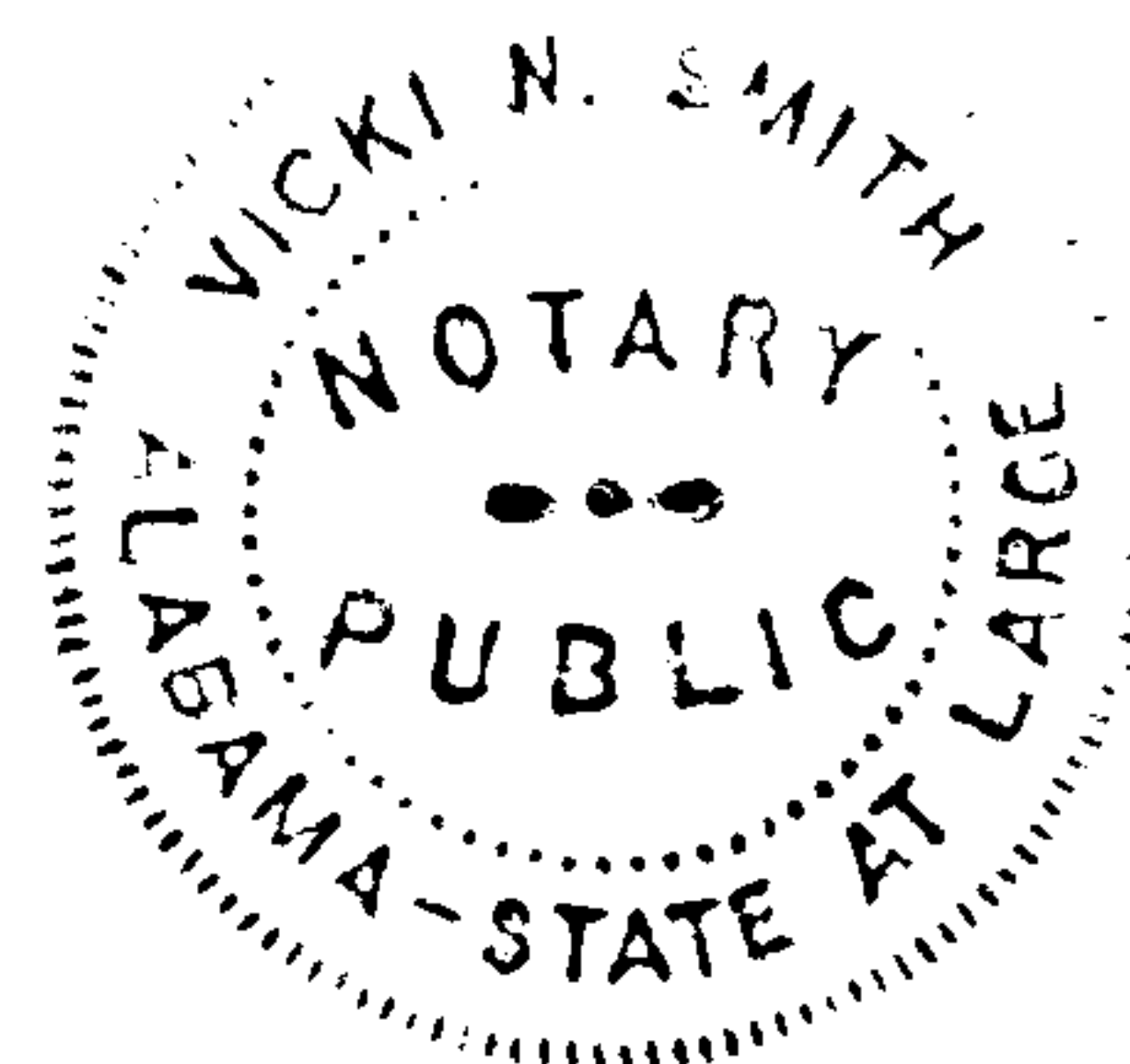
 (L.S.)
Doyle L. Rocks

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doyle L. Rocks, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2024.


Notary Public
My Commission Expires: 3/22/27



Real Estate Sales Validation Form

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

Grantor's Name Doyle L. Roeb
Mailing Address 101 Gibbs Kelly Road
Odenville, AL 35120

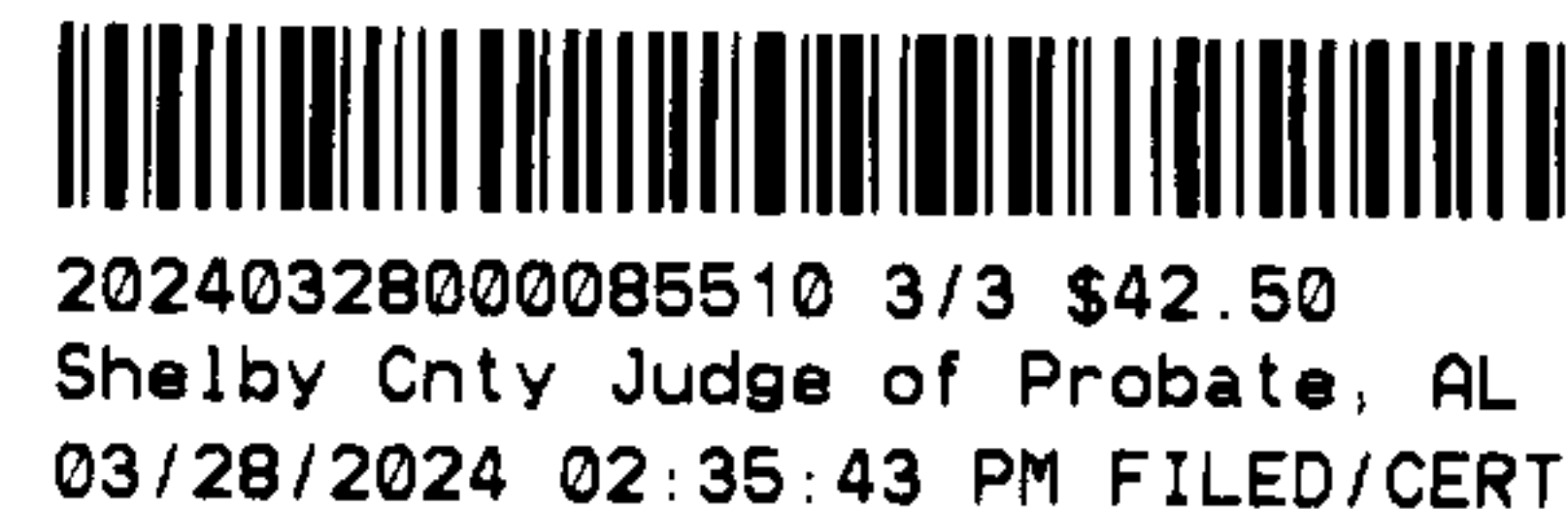
Grantee's Name Edgardo Vazquez Marcial
Mailing Address Susan D. Vazquez
20970 Hwy 55
Jefferett, AL 35117

Property Address 20970 Hwy 55
Jefferett, AL 35117

Date of Sale 3/28/24
Total Purchase Price \$ 14,500.00

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 with purchase price paid with Cash

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 3/28/24

Print Susan D. Vazquez

Unattested

(verified by)

Sign Susan Vazquez
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1