


Send Tax Notice To and This Instrument Prepared By:  
Claudia Cecilia Tadeo Castillo  
155 Smith Road  
Chelsea, AL 35043

  
20240417000111840 1/5 \$47.00  
Shelby Cnty Judge of Probate, AL  
04/17/2024 01:43:54 PM FILED/CERT

**Corporation Form Warranty Deed**  
**Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Thirteen Thousand Dollars* (\$13,000.00) to the undersigned grantor,

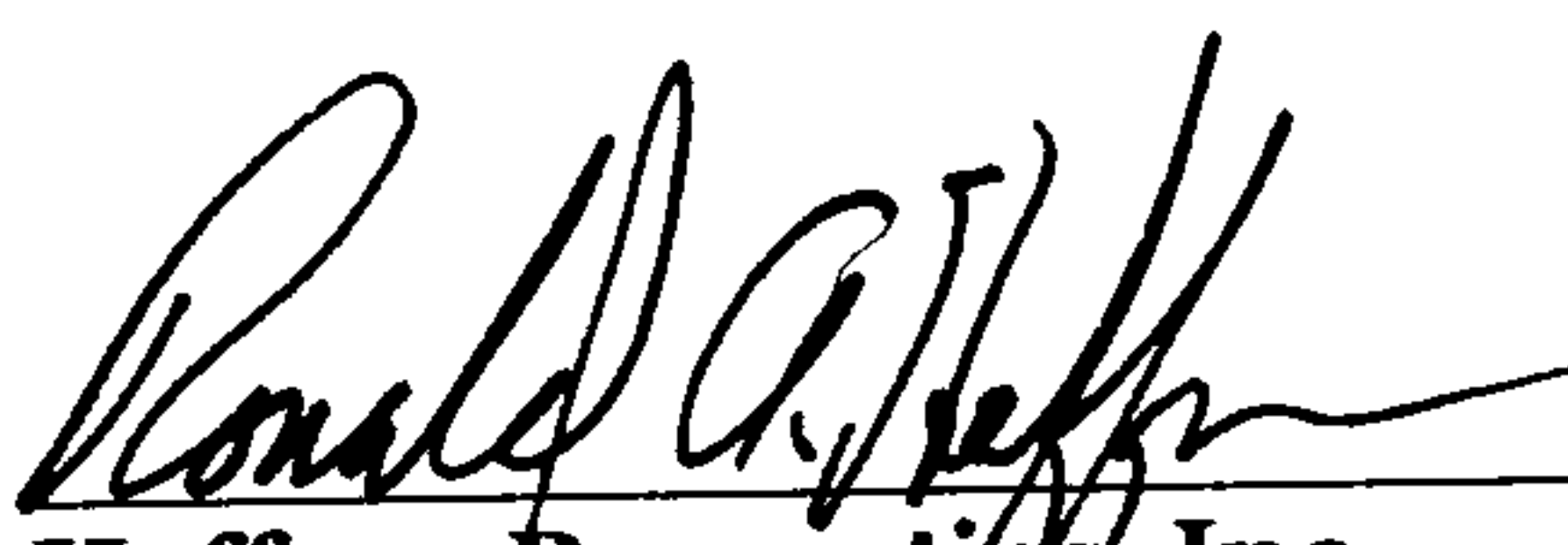
**Heffner Properties, Inc.**, an Alabama corporation,  
(herein referred to as grantor), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto

**Claudia Cecilia Tadeo Castillo and Victor Manuel Garcia Patino**,  
(herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Attached Exhibit "A" Legal Description  
and Exhibit "B" Survey**

To Have and to Hold to the said grantees 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 of reversion. And said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Heffner Properties, Inc., an Alabama corporation, has caused this instrument to be signed in its name and on its behalf by Ronald A. Heffner, as President/CEO of Heffner Properties, Inc., an Alabama corporation, who is duly authorized to act for and on behalf of Heffner Properties, Inc., an Alabama corporation, on this 12<sup>th</sup> day of April, 2024.

  
\_\_\_\_\_  
**Heffner Properties, Inc.**  
**By: Ronald A. Heffner**  
**Its: President/CEO** (Seal)

Shelby County, AL 04/17/2024  
State of Alabama  
Deed Tax: \$13.00

STATE OF ALABAMA  
COUNTY OF SHELBY



20240417000111840 2/5 \$47.00  
Shelby Cnty Judge of Probate, AL  
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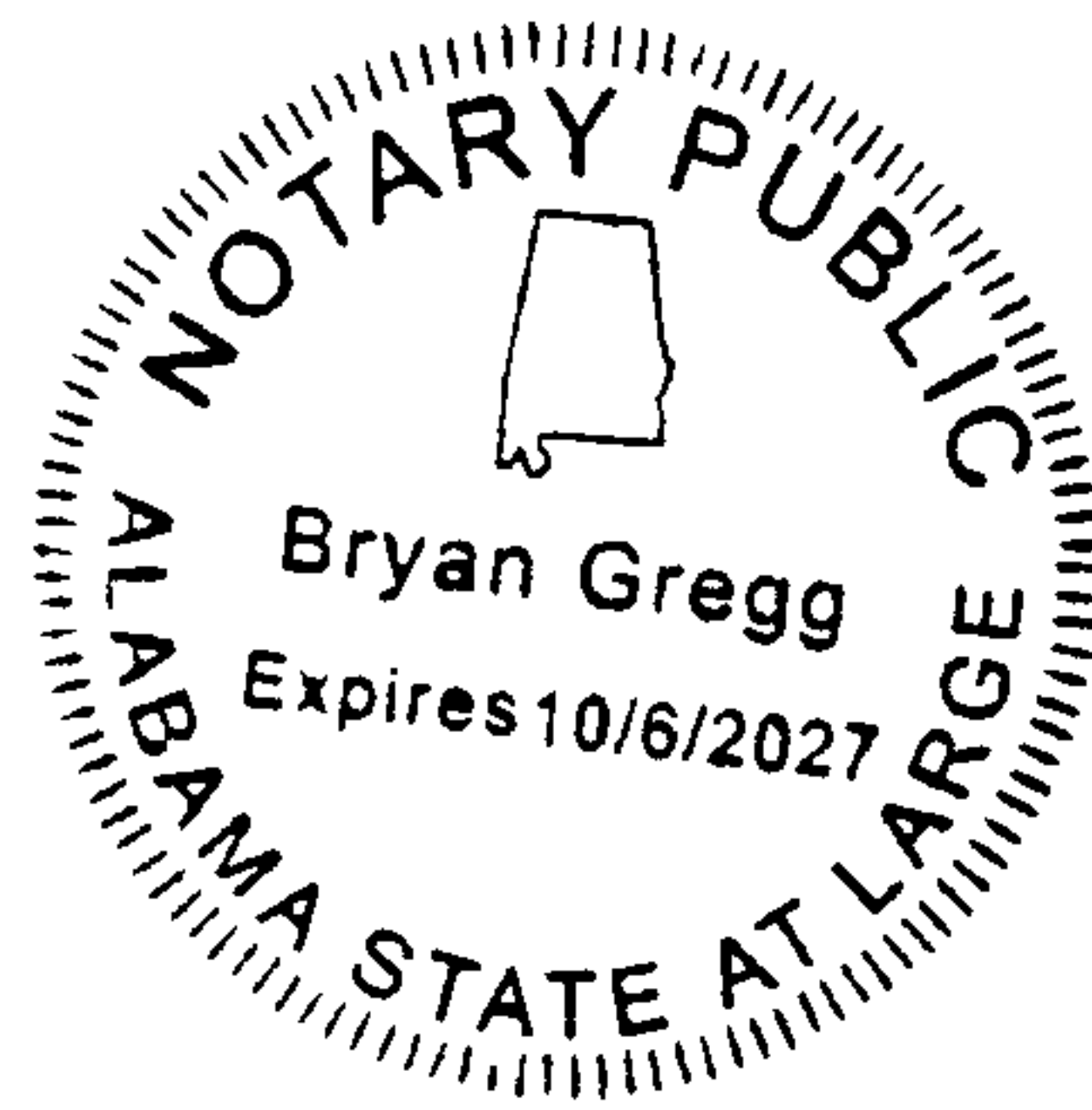
I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Ronald A. Heffner**, whose name(s) as **President/CEO of Heffner Properties, Inc.**, an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the conveyance, he, as such **President/CEO** and with full authority, executed the same voluntarily for and as the act of said **Heffner Properties, Inc.**, an Alabama corporation.

Given under my hand and official seal this 12<sup>th</sup> day of April, 2024.

A handwritten signature in black ink, appearing to read "Bryan Gregg", written over a horizontal line.

Notary Public

My Commission Expires: 10-6-2027





20240417000111840 3/5 \$47.00  
Shelby Cnty Judge of Probate, AL  
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### **Exhibit "A" Legal Description**

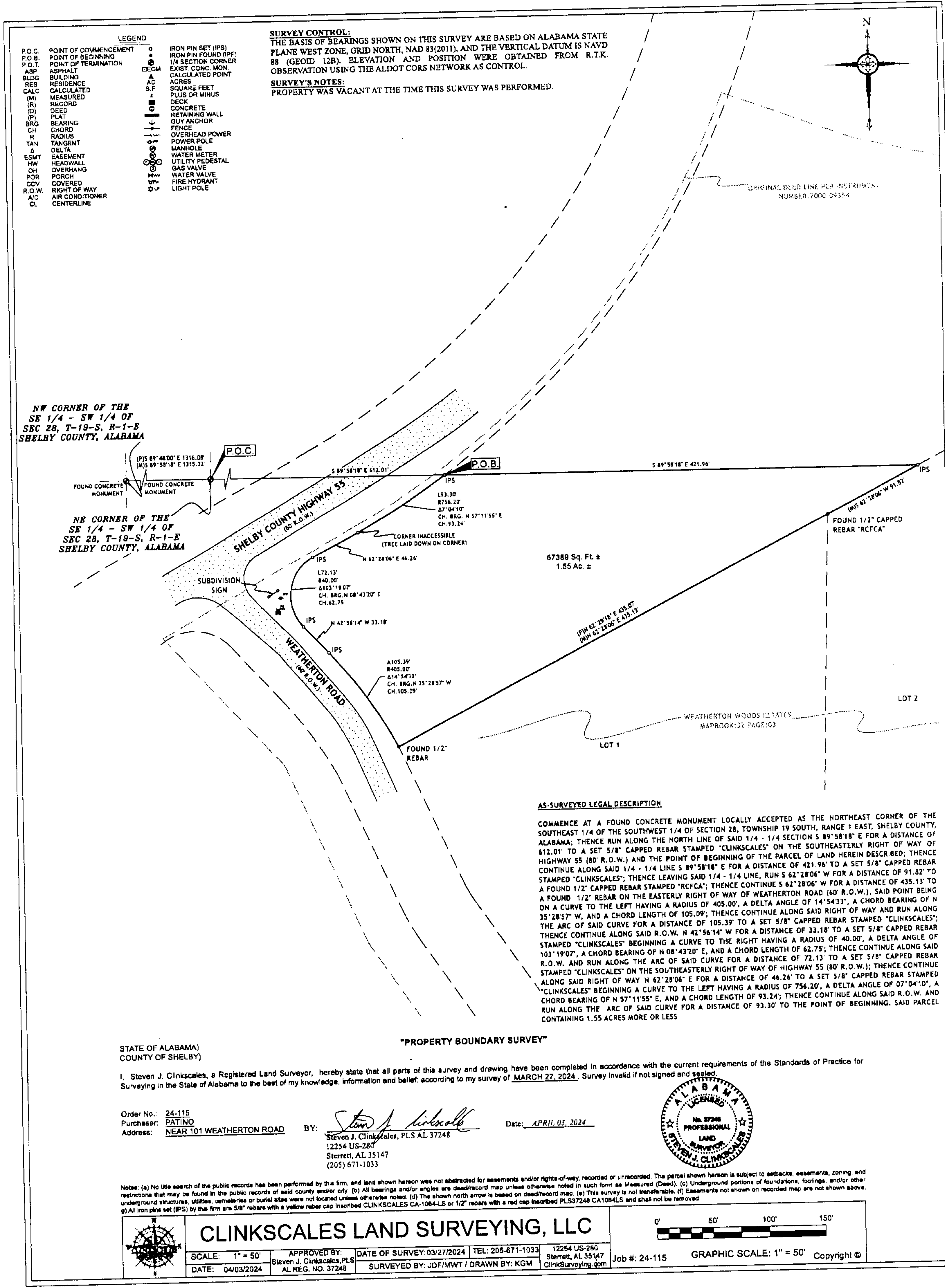
**COMMENCE AT A FOUND CONCRETE MONUMENT LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION S 89°58'18" E FOR A DISTANCE OF 612.01' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 55 (80' R.O.W.) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID 1/4 - 1/4 LINE S 89°58'18" E FOR A DISTANCE OF 421.96' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN S 62°28'06" W FOR A DISTANCE OF 91.82' TO A FOUND 1/2" CAPPED REBAR STAMPED "RCFCA"; THENCE CONTINUE S 62°28'06" W FOR A DISTANCE OF 435.13' TO A FOUND 1/2" REBAR ON THE EASTERLY RIGHT OF WAY OF WEATHERTON ROAD (60' R.O.W.), SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 405.00', A DELTA ANGLE OF 14°54'33", A CHORD BEARING OF N 35°28'57" W, AND A CHORD LENGTH OF 105.09'; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 105.39' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID R.O.W. N 42°56'14" W FOR A DISTANCE OF 33.18' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00', A DELTA ANGLE OF 103°19'07", A CHORD BEARING OF N 08°43'20" E, AND A CHORD LENGTH OF 62.75'; THENCE CONTINUE ALONG SAID R.O.W. AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 72.13' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 55 (80' R.O.W.); THENCE CONTINUE ALONG SAID RIGHT OF WAY N 62°28'06" E FOR A DISTANCE OF 46.26' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 756.20', A DELTA ANGLE OF 07°04'10", A CHORD BEARING OF N 57°11'55" E, AND A CHORD LENGTH OF 93.24'; THENCE CONTINUE ALONG SAID R.O.W. AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 93.30' TO THE POINT OF BEGINNING.**

**According to the Property Boundary Survey dated March 27, 2024 by Steven J. Clinkscals, PLS AL 37248.  
Order Number 24-115.**

**Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, rights-of-way of record, mineral and mining rights not owned by grantor, and matters disclosed by the title insurance commitment/policy associated with this transaction.**

Exhibit "B" Survey

20240417000111840 4/5 \$47.00  
 Shelby Cnty Judge of Probate, AL  
 04/17/2024 01:43:54 PM FILED/CERT



"PROPERTY BOUNDARY SURVEY"

STATE OF ALABAMA  
 COUNTY OF SHELBY)

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of MARCH 27, 2024. Survey invalid if not signed and sealed.

Order No.: 24-115  
 Purchaser: PATINO  
 Address: NEAR 101 WEATHERTON ROAD

BY: *Steven J. Clinkscales*  
 Steven J. Clinkscales, PLS AL 37248  
 12254 US-280  
 Sterrett, AL 35147  
 (205) 671-1033

Date: APRIL 03, 2024



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and other restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are dead/referenced map unless otherwise noted in each form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on dead/referenced map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebar with a yellow rebar cap inscribed CLINKSCALES CA-1064-LS or 1/2" rebar with a red cap inscribed PLS37248 CA1084LS and shall not be removed.

CLINKSCALES LAND SURVEYING, LLC

SCALE: 1" = 50'  
 DATE: 04/03/2024  
 APPROVED BY: Steven J. Clinkscales, PLS AL REG. NO. 37248  
 DATE OF SURVEY: 03/27/2024  
 SURVEYED BY: JDF/MWT / DRAWN BY: KGM  
 TEL: 205-671-1033  
 12254 US-280 Sterrett, AL 35147 ClinkSurveying.com



Job #: 24-115 GRAPHIC SCALE: 1" = 50' Copyright ©

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### Real Estate Sales Validation Form

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

Grantor's Name	Heffner Properties, Inc.	Grantee's Name	Claudia Cecilia Tadeo Castillo and
Mailing Address	110 Lenox Drive	Mailing Address	Victor Manuel Garcia Patino
	Birmingham, AL 35242		155 Smith Road
			Chelsea, AL 35043
Property Address	Weatherton Road	Date of Sale	April 12, 2024
	Westover, AL 35078	Total Purchase Price	\$ 13,000.00
	Vacant land	or	
	No E-911 address	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)

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Closing Statement |                                      |

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 4-12-2024 Print Claudia Cecilia Tadeo Castillo  
Unattested Bryan Gregg Sign (Signature)  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1