

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Sixty-One Thousand and No/100 Dollars (\$361,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Bradley Steven Rawlins and Marlina Elyse Rawlins, a married couple** (herein referred to as grantors), grant, bargain, sell and convey unto **Irvin Maldonado** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

For ad valorem tax purposes only, the address of the above-described property is 50500 Alabama Highway 25, Sterrett, AL 35147.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I 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 grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 25th day of April, 2024.

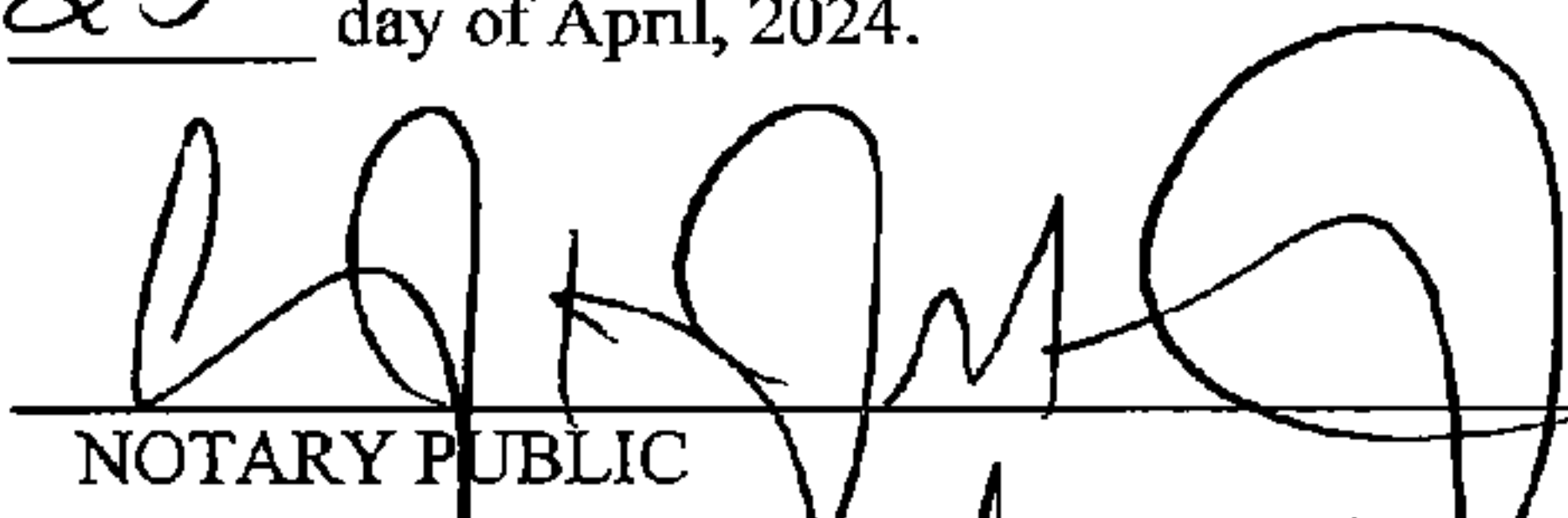

Bradley Steven Rawlins

Marlina Elyse Rawlins

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Bradley Steven Rawlins and Marlina Elyse Rawlins**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 2024.


NOTARY PUBLIC
My Commission Expires: Nov 4, 2027

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

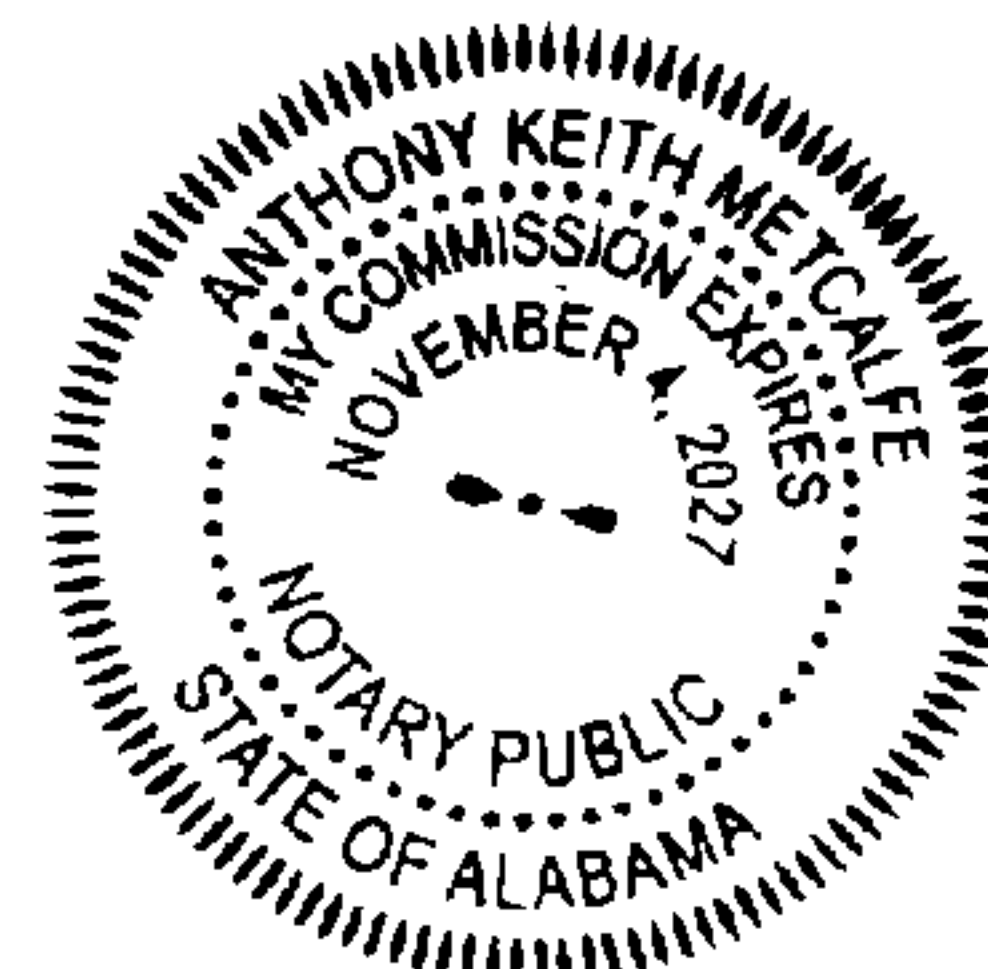


EXHIBIT A**Legal Description:**

Parcel One: A parcel in part of the Southeast Quarter of the Northeast Quarter and in part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 18 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing 1" pipe at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said section and run North 89 degrees 57 minutes 30 seconds East along the South line of said Quarter-Quarter section for 75.56 feet to an existing 1" pipe; thence South 89 degrees 59 minutes 05 seconds East along the South line of said Quarter-Quarter section for 112.81 feet to a 5/8" rebar set at the point of beginning; thence continue South 89 degrees 59 minutes 05 seconds East along said South line for 4.26 feet to an existing 1" pipe; thence South 90 degrees 00 minutes 00 seconds East along said South line for 502.19 feet to an existing 1 1/4" pipe on the Southwesterly right-of-way of Central of Georgia Railroad; thence North 43 degrees 18 minutes 55 seconds West along said right-of-way for 658.76 feet to a 5/8" rebar set on the South right-of-way of the Old Mill Road; thence (leaving Railroad right-of-way) run North 63 degrees 29 minutes 35 seconds West along said South right-of-way for 134.04 feet to a 5/8" rebar set at the P.C. of a curve to the left (Delta = 14 degrees 46 minutes 50 seconds Radius = 254.84 feet, Chord = North 70 degrees 53 minutes 00 seconds West 65.56 feet) thence run in a Northwesterly direction along the arc of said curve for 65.74 feet to a 5/8" rebar set at the P.T.; thence North 78 degrees 16 minutes 25 seconds West along said South right-of-way for 326.55 feet to a 5/8" rebar set at the P.C. of a right-of-way curve to the right (Delta= 18 degrees 29 minutes 50 seconds, Radius = 322,05 feet, Chord = North 69 degrees 01 minutes 30 seconds West 103.52 feet) thence run in a Northwesterly direction along the arc of said curve for 103.97 feet to a 5/8" rebar set at the P.T.; thence North 59 degrees 46 minutes 35 seconds West along said South right- of-way for 120.34 feet to 5/8" rebar set on the Northeasterly right-of-way of Highway Number 25 (80 feet right-of-way), said point being a P.O.C. on a right-of-way curve to the left (Delta = 04 degrees 52 minutes 30 seconds, Radius = 1767.31 feet, Chord = South 39 degrees 43 minutes 50 seconds East 150.32 feet); thence run in a Southeasterly direction along the arc of said curve for 150.36 feet to an existing concrete right-of-way monument at the P.T; thence South 42 degrees 10 minutes 20 seconds East along said Northeasterly right-of-way for 821.72 feet to the point of beginning.

Parcel Two: A parcel located in the Southeast Quarter of the Northeast Quarter of Section 24, Township 18 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing 1" pipe at the Southwest corner of said Quarter-Quarter section for a point of beginning and run North 89 degrees 57 minutes 30 seconds East along the South line of said Quarter-Quarter Section for 75.56 feet to an existing 1" pipe; thence South 89 degrees 59 minutes 05 seconds East along the South line of said Quarter-Quarter Section for 4.84 feet to a 5/8" rebar set on the Southwesterly right-of-way of Highway Number 25; thence North 42 degrees 10 minutes 20 seconds West along said Southwesterly right-of-way for 117.51 feet to a 5/8" rebar set on the West line of

said Quarter-Quarter Section; thence (leaving right-of-way) run South 00 degrees 59 minutes 50 seconds West along said West right- of-way for 87.16 feet to the point of beginning.

Commonly known as: 50500 Alabama Highway 25, Sterrett, AL 35147



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/30/2024 12:45:30 PM
 \$392.00 BRITTANI
 20240430000125670

Allen S. Beryl

Real Estate Sales Validation Form

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

Grantor's Name Bradley Steven Rawlins
 and Marlina Elyse Rawlins, Married
 Mailing Address 8349 Old HWY 280
Chelsea, AL 35043

Grantee's Name Irvin Maldonado
 Mailing Address 50 Horan Road
Slate Hill, NY 10973

Property Address 50500 Alabama Highway
25
Sterrett, AL 35147

Date of Sale April 25, 2024
 Total Purchase Price \$361,000.00

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

☐ Appraisal
☐ Other

☐ 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 April 25, 2024

Print

Anthony Metcalfe

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1