

This Instrument was Prepared by:

Send Tax Notice To: Alexandro Reynosa
Jaime Perez Candia

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-24-29832

557 Hwy 315
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Shellye Thomas, a married woman, Sheila Joiner, a single woman, Richard Wright, a single man and Misty Wright Stuman, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Alexandro Reynosa and Jaime Perez Candia, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantors herein or spouse, if any.
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 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 aforesaid; that I (we) will and my (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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of May, 2024.

Shellye Thomas
Shellye Thomas
Sheila Joiner
Sheila Joiner
Richard Wright
Richard Wright
Misty Wright Stuman
Misty Wright Stuman

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Shellye Thomas, Sheila Joiner, Richard Wright, and Misty Wright Stuman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of May, 2024.

Notary Public, State of Alabama

My Commission Expires: September 01, 2024

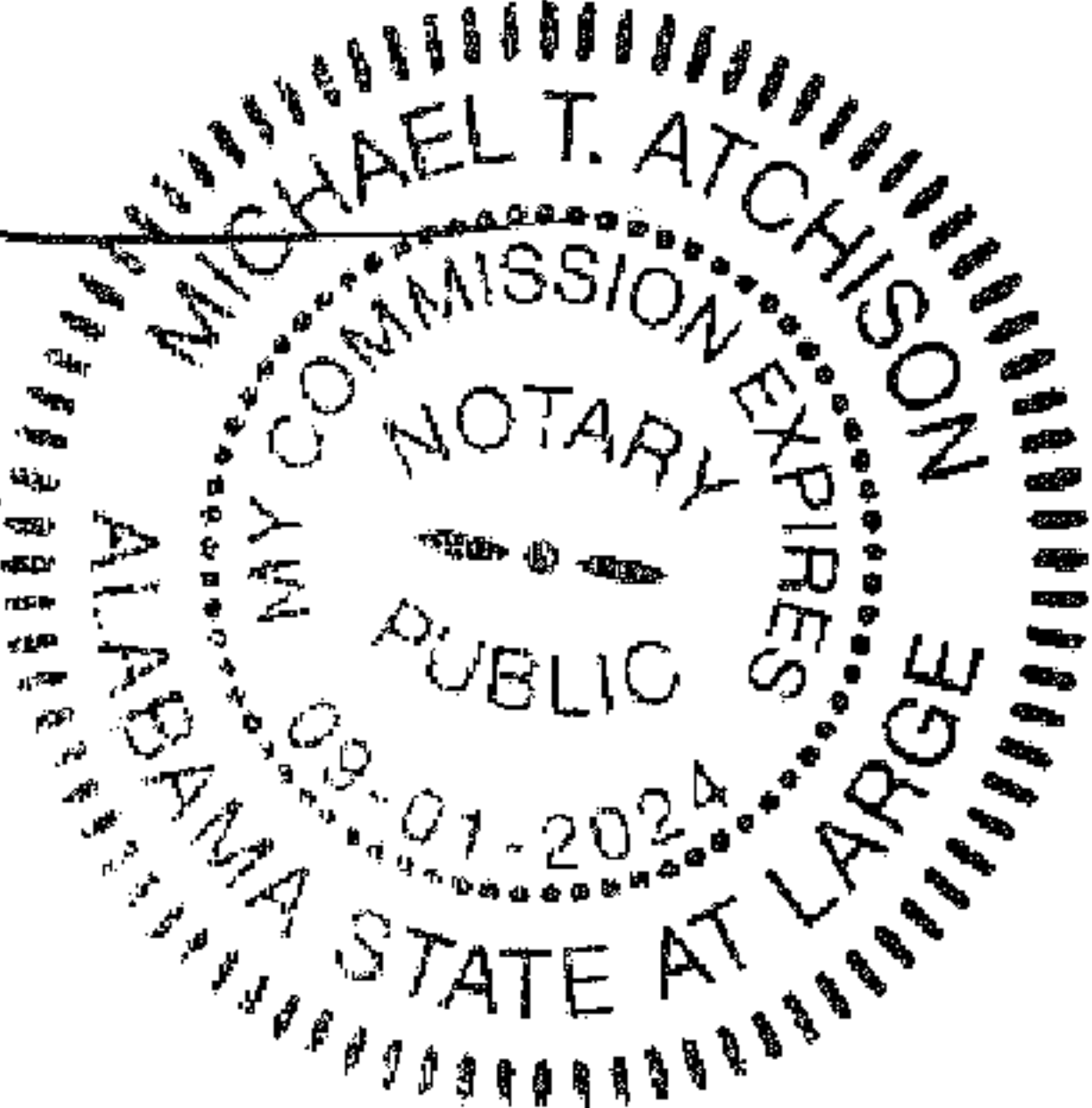


EXHIBIT "A"
LEGAL DESCRIPTION

The North 150 feet of the following described property, to wit:
A part of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:
Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama and run thence South 0 degrees 08 minutes 38 seconds West along the East line of said 1/4-1/4-1/4 a distance of 175.0 feet to the Point of Beginning of the property being described; Thence continue South 0 degrees 08 minutes 38 seconds West along last described course a distance of 403.05 feet to an existing 2 inch steel pope corner found at the corner of an existing fence; Thence run South 85 degrees 23 minutes 54 seconds West along existing fence line a distance of 634.45 feet to a point within the right of way limits of Alabama Hwy. Number 25; Thence run North 7 degrees 18 minutes 17 seconds West across the said highway right of way and along an existing fence line accepted by this surveyor as an occupied property line fence because of the age of the fence and its acceptance as a property line by adjacent owners in peaceful occupation of adjacent properties, a distance of 193.09 feet to a point at a fence corner; Thence running with and along subject fence North 3 degrees 08 minutes 36 seconds West a distance of 161.89 feet to a point at a fence corner; Thence continue along and with subject fence North 5 degrees 31 minutes 10 seconds East a distance of 165.57 feet to a point at a fence corner; Thence run North 88 degrees 35 minutes 25 seconds East a distance of 651.32 feet to the Point of Beginning; being situated in Shelby County, Alabama. LESS & EXCEPT the rights of way of Alabama Highway No. 25, and Shelby County Highway 305.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/09/2024 08:44:16 AM
 \$103.00 JOANN
 20240509000135670

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Shellye Thomas Sheila Joiner Richard Wright Misty Wright Stuman	Grantee's Name	Alexandro Reynosa Jaime Perez Candia
Mailing Address	<u>P.O. Box 1422</u> <u>Columbiana, AL 35040</u>	Mailing Address	<u>557 Hwy 315</u> <u>Columbiana, AL 35051</u>
Property Address	<u>51 Highway 305</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>May 08, 2024</u>
		Total Purchase Price	<u>\$75,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 May 07, 2024

Print Shellye Thomas

Unattested

Sign Shellye Thomas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1