

**E-6640**

**This instrument was prepared by:**

Michael Reagan Reeves, Jr., Esq.  
Reagan Reeves & Associates, LLC  
1 Perimeter Park South, Suite 440S  
Birmingham, AL 35243

**Send tax notice to:**

Mark A. Pineda  
41 Birmingham Street  
Montevallo, AL 35115

## **WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$167,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jacob Ryan Owens and Aubri Honeycutt Owens, Husband and Wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mark A. Pineda** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Commencing at a point 263 feet South of the Northwest corner of the lot heretofore known as the "J. W. McDonough lot" where it joins the East and West Half mile line of Section 9, Township 24, Range 12 East, being the South line of what has been heretofore known as the "Vandegrift property", running from said beginning point due South 150 feet to the North border of Birmingham Street; thence East along the border of said Street 732 feet; thence North 150 feet to the South line of said "McDonough lot", and thence West along said line of said McDonough lot to the point of beginning, the same being parts of lots number 9, 10, 11, 12, and 13 and recorded in the Office of the Judge of Probate of Shelby County, Alabama. The property hereby conveyed being those lots heretofore known as and called the C. A. Killough lots; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$164,465.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, 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 grantee, his, her or 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 seals(s), this 6th day of June, 2024.

  
\_\_\_\_\_  
Jacob Ryan Owens (SEAL)

  
\_\_\_\_\_  
Aubri Honeycutt Owens (SEAL)

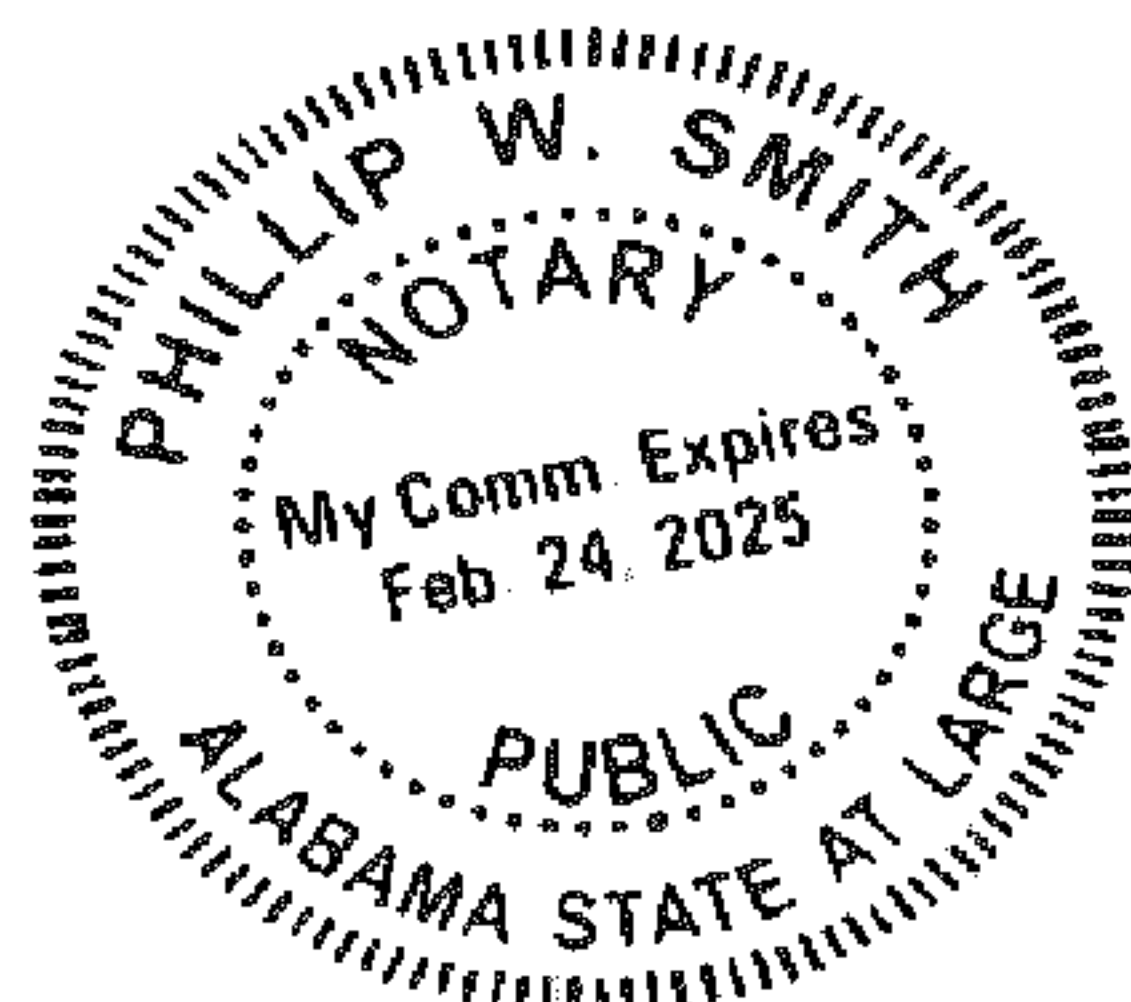
### GENERAL ACKNOWLEDGEMENT


STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Ryan Owens and Aubri Honeycutt Owens whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 6th day of June, 2024.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 2-24-2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File #: E-6640

Grantor's Name Jacob Ryan Owens and Aubri Honeycutt OwensMailing Address 205 Ashville Circle  
Montevallo, AL 35115Property Address 41 Birmingham Street  
Montevallo, AL 35115Grantee's Name Mark A. Pineda  
Mailing Address 41 Birmingham Street  
Montevallo, AL 35115Date of Sale June 6, 2024Total Purchase Price \$167,500.00

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:

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: June 6, 2024

Print

Philip W. SmithUnattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) Circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/06/2024 02:17:20 PM  
 \$31.50 JOANN  
 20240606000168970

**Form RT-1**Allen S. Bayl