


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


20240618000183020 1/5 \$59.00
Shelby Cnty Judge of Probate, AL
06/18/2024 01:12:52 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 *Twenty Five Thousand Dollars (\$25,000.00)* to the undersigned grantor,

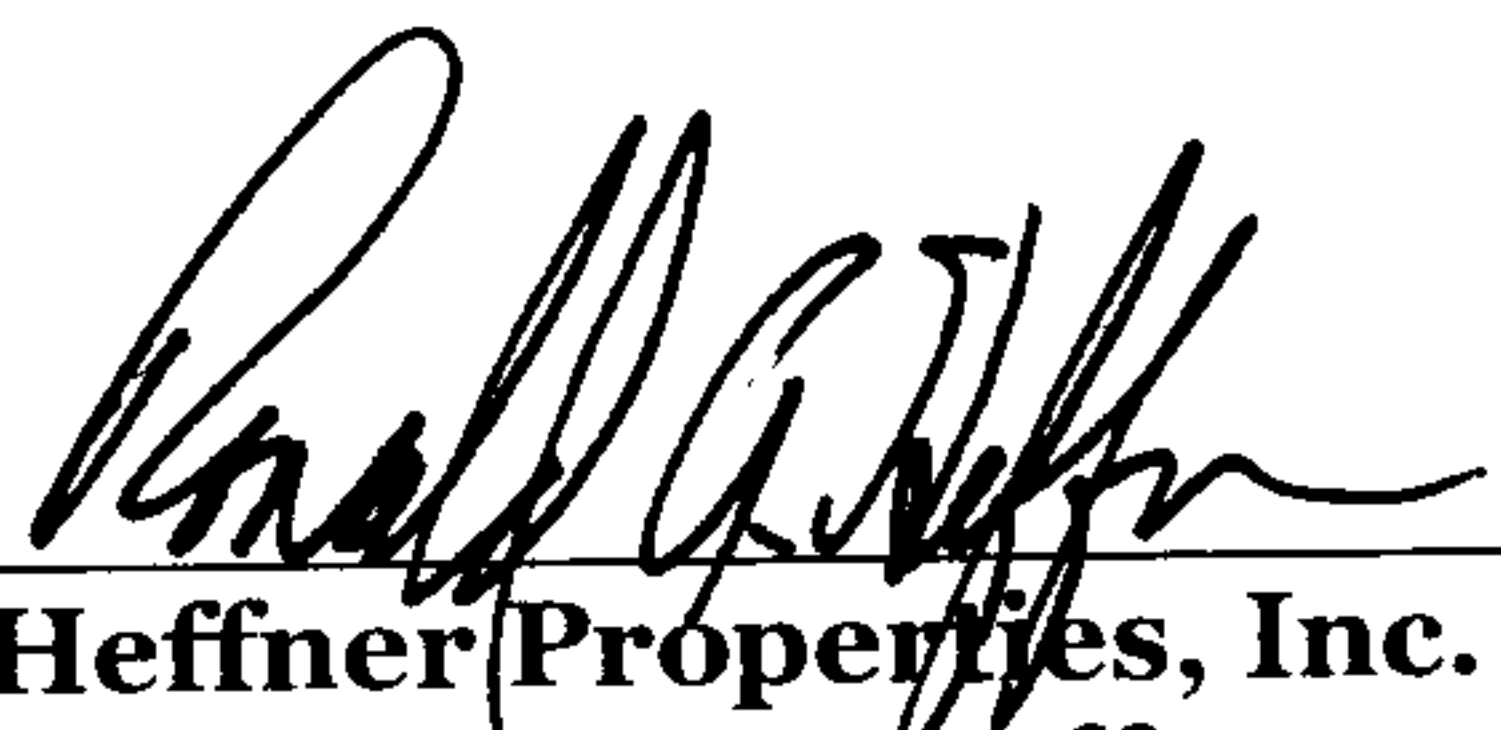
Heffner Properties, Inc., an Alabama corporation,
(herein referred to as grantor), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto

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 14th day of June, 2024.


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

Shelby County, AL 06/18/2024
State of Alabama
Deed Tax: \$25.00


20240618000183020 2/5 \$59.00
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STATE OF ALABAMA

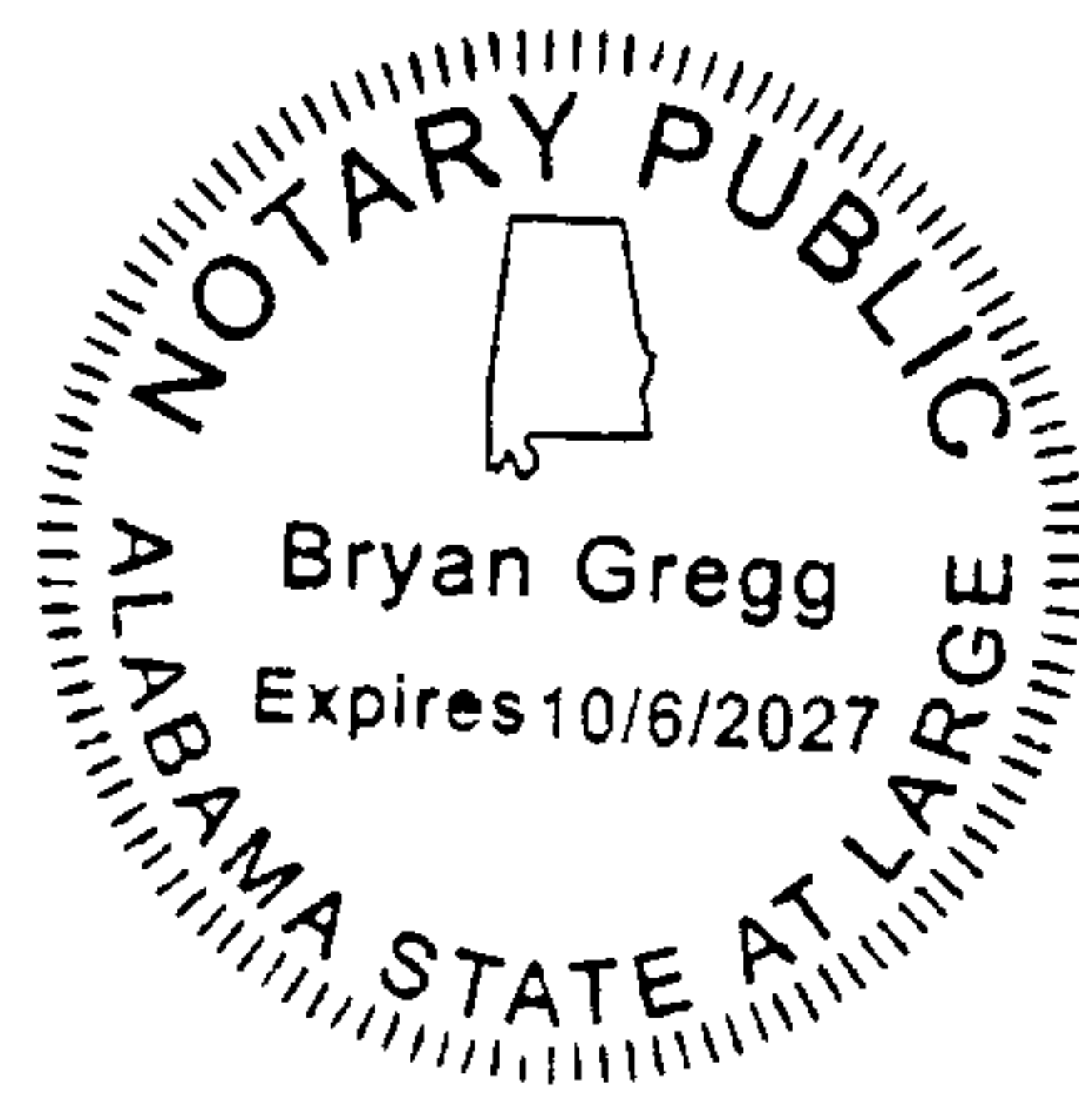
COUNTY OF Jefferson

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 14th day of June, 2024.



Notary Public
My Commission Expires: 10-6-2027





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Exhibit "A" Legal Description

(AS-SURVEYED)

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT BEING LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 AND RUN S 89°58'18" E FOR A DISTANCE OF 612.01' TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" 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 S 89°58'18" E FOR A DISTANCE OF 421.96' TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ALONG THE NORTHERLY LINE OF LOT 2 OF WEATHERTON WOODS ESTATES AS RECORDED IN MAP BOOK 32 PAGE 3 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE RUN ALONG SAID NORTHERLY LINE OF SAID LOT 2 N 62°22'44" E FOR A DISTANCE OF 212.07' TO A FOUND 1/2" CAPPED REBAR STAMPED "RCFACA", SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2, THE SAME BEING THE NORTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE RUN ALONG THE NORTHERLY LINE OF SAID LOT 3 N 62°39'08" E FOR A DISTANCE OF 77.38' TO A SET 5/8" CAPPED REBAR STAMPED "LINE IRON CA-1084-LS"; THENCE CONTINUE LAST DESCRIBED COURSE FOR A DISTANCE OF 26.00' TO A POINT IN THE MIDDLE OF MUDDY PRONG CREEK; THENCE LEAVING SAID LOT 3, RUN ALONG SAID CREEK FOR THE FOLLOWING NINE (9) CALLS: N 47°19'40" W FOR A DISTANCE OF 142.82' TO A POINT IN SAID CREEK; THENCE RUN N 76°48'21" W FOR A DISTANCE OF 233.92'; THENCE RUN N 69°42'31" W FOR A DISTANCE OF 21.56'; THENCE RUN S 00°00'01" W FOR A DISTANCE OF 60.19'; THENCE RUN S 08°22'30" E FOR A DISTANCE OF 86.57'; THENCE RUN S 21°36'46" W FOR A DISTANCE OF 58.60'; THENCE RUN S 59°04'28" W FOR A DISTANCE OF 31.51'; THENCE RUN N 43°20'04" W FOR A DISTANCE OF 111.15'; THENCE RUN N 57°19'08" W FOR A DISTANCE OF 57.58' TO A POINT ALONG THE SOUTHEASTERLY RIGHT OF WAY OF SAID HIGHWAY 55 (80' R.O.W.), POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 762.06', A DELTA ANGLE OF 20°40'38" , A CHORD BEARING OF S 43°24'34" W , AND A CHORD LENGTH OF 273.52'; THENCE RUN ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 275.01' THE POINT OF BEGINNING, PASSING THROUGH A SET 5/8" CAPPED REBAR STAMPED "LINE IRON CA-1084-LS" AT 52.28'.

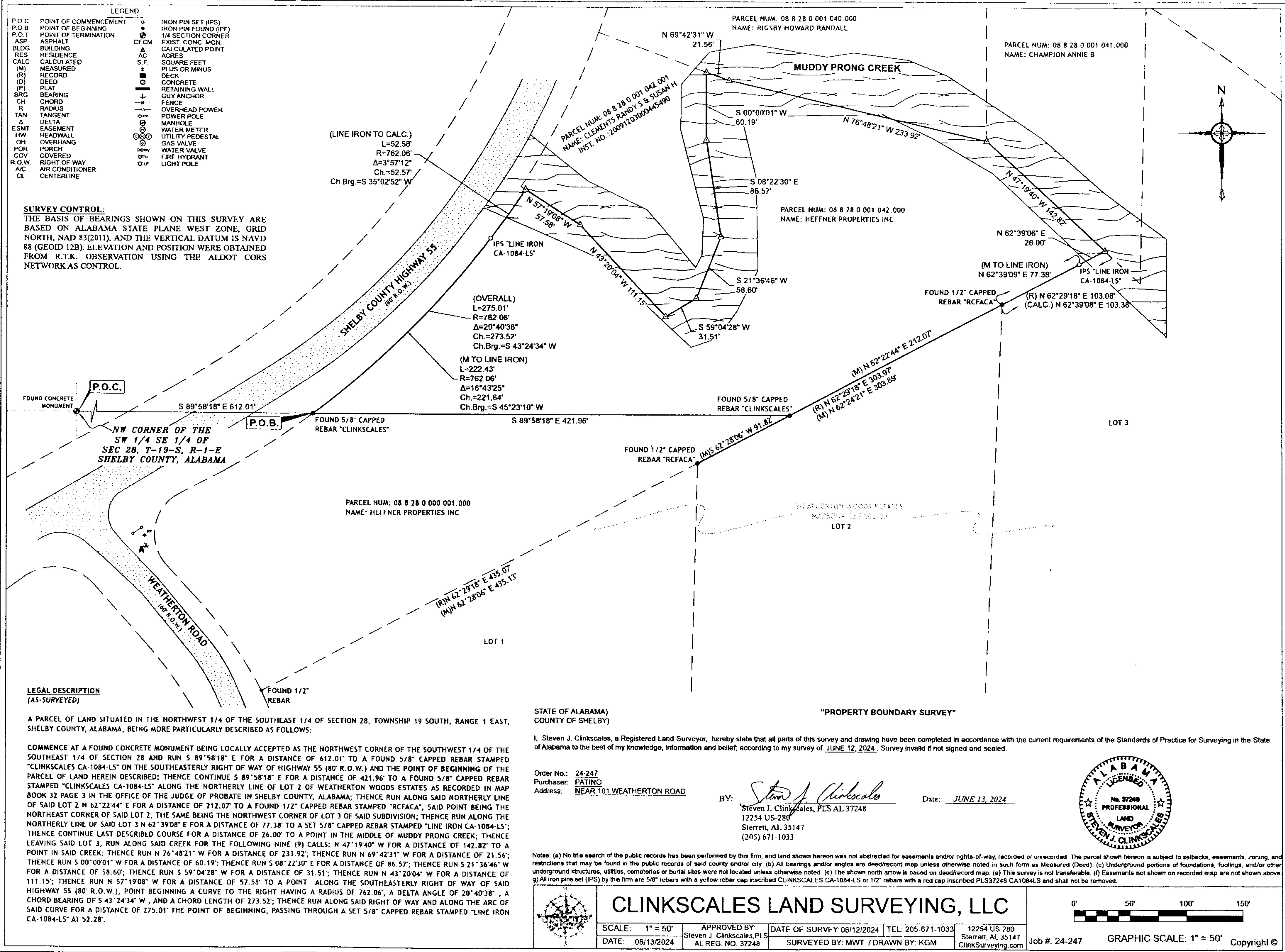
ACCORDING TO THE SURVEY BY STEVEN J. CLINKSCALES, PLS AL 37248, ORDER NO. 24-247.

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.



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Exhibit "B" Survey



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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.
Mailing Address 110 Lenox Drive
Birmingham, AL 35242

Grantee's Name Claudia Cecilia Tadeo Castillo and
Mailing Address Victor Manuel Garcia Patino
155 Smith Road
Chelsea, AL 35043

Property Address Near 101 Weatherton Road
Harpersville, AL 35078
No E-911 address

Date of Sale June 14, 2024
Total Purchase Price \$ 25,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ 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 6-14-2024 Print Claudia Cecilia Tadeo Castillo
Unattested Bryan Gregg Sign (Grantor/Grantee/Owner/Agent) circle one
(verified by)

Print Form

Form RT-1