



20240703000202310 1/4 \$63.50
Shelby Cnty Judge of Probate, AL
07/03/2024 12:35:01 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Bellas Properties, L.L.C.

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Thirty-One Thousand Two Hundred Dollars and 00/100 (\$31,200.00), the receipt of sufficiency of which are hereby acknowledged, that **Jose Rosales Monroy and Leidy Lopez Lopez, a married couple and Emili Lopez Lopez, a single woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Bellas Properties, L.L.C., a duly authorized Alabama limited liability company**, hereinafter known as the GRANTEE;

Part of Lots 14 and 15, Block 1 of Birmingham Junction as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of Lot 15, Block 1, of above said Birmingham Junction; Thence North 90 degrees 00 minutes 00 seconds West, a distance of 245.52 feet; Thence South 01 degree 26 minutes 00 seconds West, a distance of 163.21 feet to the Point of Beginning; Thence continue along the last described course, a distance of 248.46 feet; Thence South 89 degrees 09 minutes 22 seconds East, a distance of 91.84 feet; Thence North 01 degree 18 minutes 12 seconds East, a distance of 250.27 feet; Thence South 89 degrees 41 minutes 59 seconds West, a distance of 91.31 feet to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR. This deed was prepared without the benefit of a title search and without the benefit of a survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the

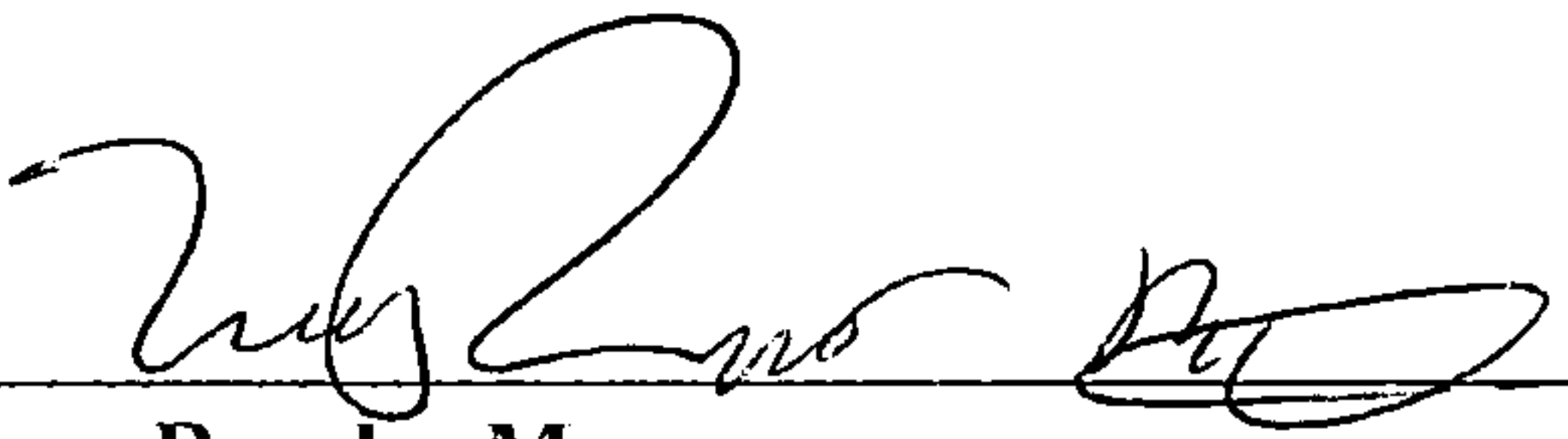
Shelby County, AL 07/03/2024
State of Alabama
Deed Tax: \$31.50

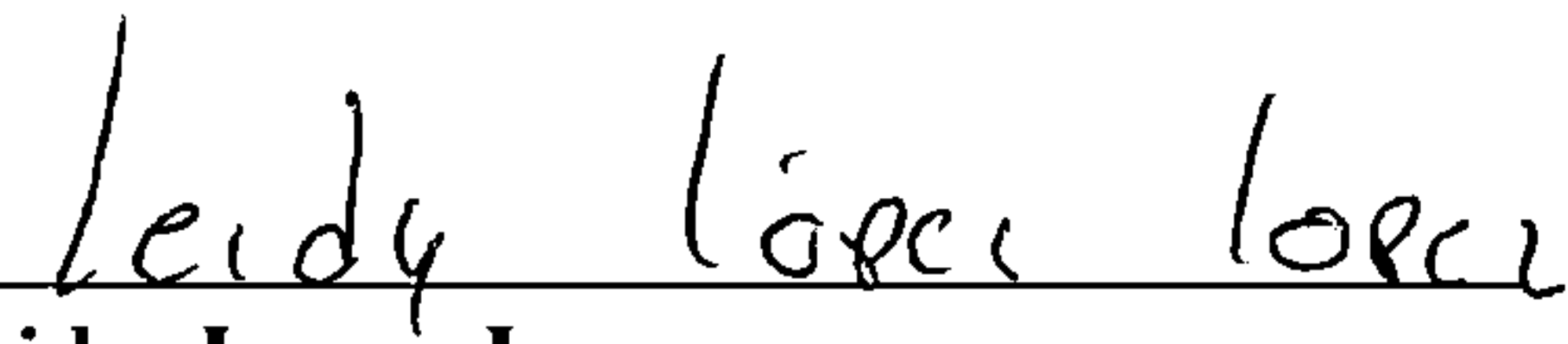


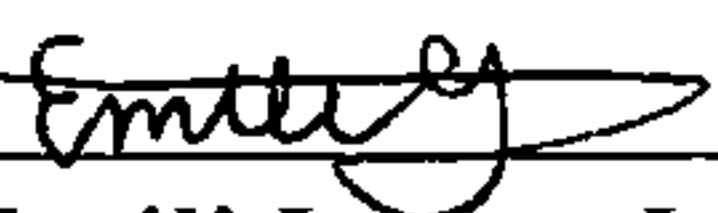
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said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 25 Day of MARCH, 2024.


Jose Rosales Monroy
GRANTOR


Leidy Lopez Lopez
GRANTOR

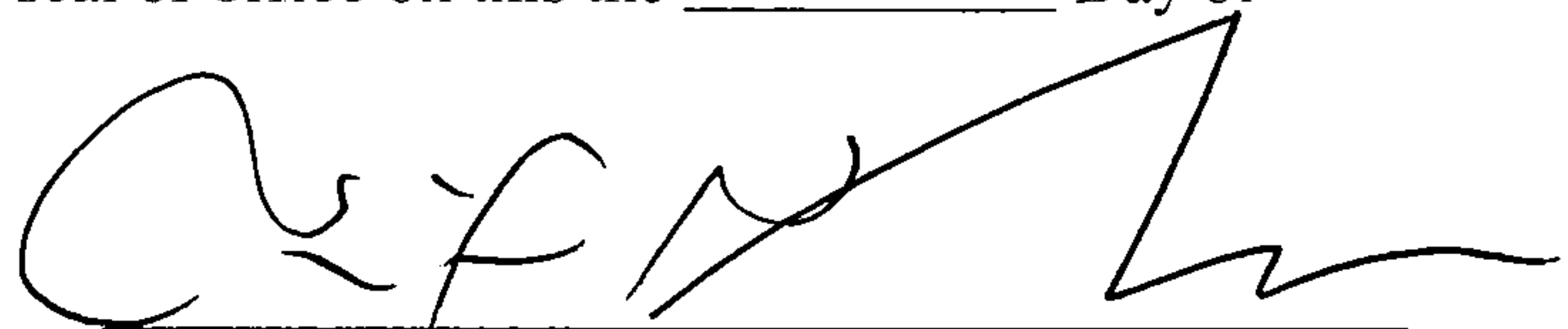

Emili Lopez Lopez
GRANTOR

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Jose Rosales Monroy* and *Leidy Lopez Lopez*, a married couple, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 25 Day of MARCH, 2024.



NOTARY PUBLIC

My Commission Expires: 11 March. 2028

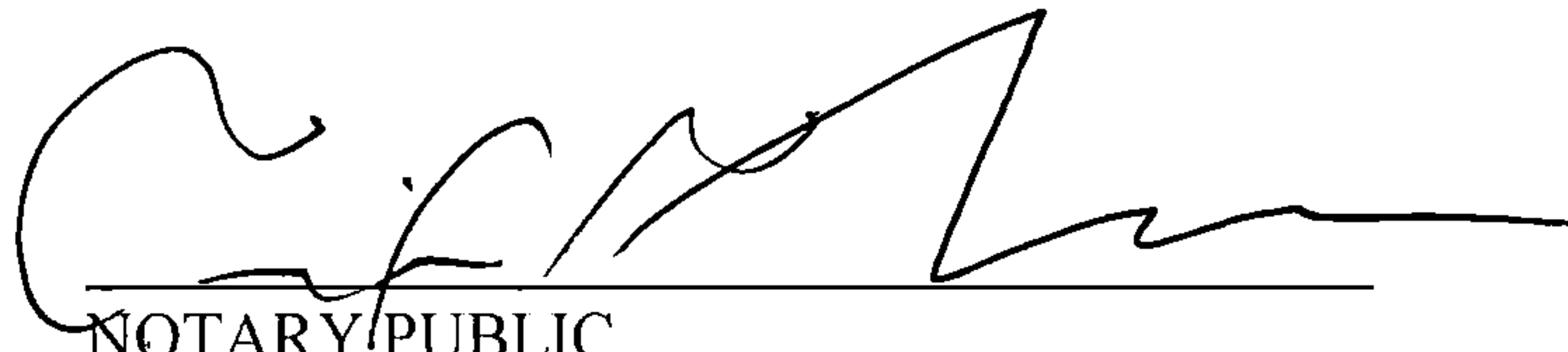


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STATE OF ALABAMA)
)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Emili Lopez Lopez, a single woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 25 Day of
March, 2024.



NOTARY PUBLIC

My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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

Grantor's Name Jose Moron
Mailing Address Ledy Lopez
Emili Lopez

Grantee's Name BELAS Papeles
Mailing Address 4451 Hwy. 22
Montevallo, AL 35115

Property Address 185 Birmingham St.
Montevallo AL 35115

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ 31,200.-

or

Assessor's Market Value \$ ~~12,000.-~~



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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 TAX Record

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 2/12/24

Print Emili Lopez

Unattested

Sign Emili Lopez

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1