

Parcel I.D. #: 36-2-03-1-002-007

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

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Twenty-Thousand Dollars and 00/100 (\$ 120,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Fabian Martienz-Hernandez, a married man**, 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;

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, described as follows: Begin at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 3 and go North 64 degrees 14 minutes West for 464.18 feet; Thence North 77 degrees 10 minutes West for 621.70 feet to a point on the North boundary of Alabama Highway 25; Thence North 82 degrees 52 minutes West along this boundary 114.0 feet to the Point of Beginning; Thence continue along this line for 135.10 feet; thence North 0 degrees 10 minutes East for 185.50 feet; Thence South 82 degrees 52 minutes East for 135.10 feet; Thence South 0 degrees 10 minutes West for 185.50 feet to the Point of Beginning.

LESS & EXCEPT any portion conveyed to the State of Alabama as shown by deed recorded in Real Book 369, Page 874, in Probate Office.

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

This deed was prepared with the benefit of a title search, and a survey was not performed. The legal description was taken from the title commitment.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of

survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 12 Day of Feb., 2024.



Fabian Martinez Hernandez
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Fabian Martinez Hernandez, a married man*, 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 he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 12 Day of Feb., 2024.



NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

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

Real Estate Sales Validation Form

20240703000202330 3/3 \$148.00
Shelby Cnty Judge of Probate, AL
07/03/2024 12:35:03 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, _____

Grantor's Name Fabian Hernandez
Mailing Address 4455 Hwy. 22
Montevallo, AL 35115

Grantee's Name Betas Rapochas
Mailing Address 4455 Hwy. 22
Montevallo, AL 35115

Property Address 478 Hwy. 22
Montevallo, AL 35115

Date of Sale _____

Total Purchase Price \$ 170,000.-

or

Actual Value \$ _____

or

Assessor's Market Value \$ ~~170,000.-~~

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 Records

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 Fabian Martinez Hernandez

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1