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Shelby Cnty Judge of Probate, AL
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This document prepared by:

Glen McCord

Attorney at Law

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WARRANTY DEED (RESERVED LIFE ESTATE)

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in valuable consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HELIODORO TORRES**, married, hereinafter referred to as "Grantor" do hereby remise, release, quitclaim, grant and convey unto, **JAVIER CUEVAS GARDUNO**, single hereinafter referred to as "Grantee" and **ERIBERTO CUEVAS GONZALES**, single hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

LEGAL DESCRIPTION

PARCEL #1

Commencing and Beginning at the Northwest Corner of the Duncan Buie Property as recorded in Deed Book 330 at Page 78 locally accepted as the Northwest Corner of the NW1/4 of the SW1/4 of Section 6, T-22-S, R-1-E, Shelby County, Alabama; thence N89°23'15"E, 247.15 feet to a Railroad Iron Found; thence N89°23'15"E, 408.44 feet to an Iron Rod Set(CA1066LS); thence N01°31'07"E, 299.92 feet to an Iron Rod Set(CA1066LS); thence S86°33'50"W, 91.17 feet to an Iron Rod Set(CA1066LS); thence S32°30'47"W, 230.19 feet to an Iron Rod Set(CA1066LS); thence N83°03'13"W, 68.23 feet to an Iron Rod Set(CA1066LS); thence N88°27'29"W, 159.17 feet to an Iron Rod Set(CA1066LS); thence S59°08'04"W, 237.79 feet to the point of beginning.

Said parcel of land lying in the SW1/4 of the NW1/4 of Section 6, T-22-S, R-1-E, Shelby County, Alabama and containing [2.0] acres more or less.

This conveyance is subject to Life Estate retained and reserved by **HELIODORO TORRES**, grantor, together with the right to use and occupy the same and collect the rents or other income therefrom so long as **HELIODORO TORRES**, grantor shall live.

This conveyance is made subject to any and all easements, reservations, restrictions, rights-of-way heretofore filed for record which affect said property; all mineral and mining rights heretofore reserved and not owned by Grantor; any and all rights of parties in possession, variation in area or in measurements, boundary line disputes, roadway, unrecorded servitudes or easements, any matters not of record including lack of access which would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface.

TO HAVE AND TO HOLD to the said Grantee, his heirs, personal representatives, executors and assigns forever. The property herein conveyed is not a part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Sections 6-10-2 (1975) as amended.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 29th day of June, 2024.

Heliodoro Torres
HELIODORO TORRES

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **HELIODORO TORRES**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 29th day of June, 2024.

Trisha McCord
Notary Public
My Commission Expires: 08/26/25

SEND TAX STATEMENTS TO GRANTEE

Grantee Name and Address

HELIODORO TORRES

1564 Kent Dairy Road Lot 609

Alabaster, AL 35007

NOTE: The preparation of this document does not constitute an examination of title as to the property described herein. The above attorney has made no such title examination unless reflected by separate documents signed by such Attorney

Real Estate Sales Validation Form

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

Grantor's Name Heliodoro Torres
Mailing Address 1564 Kent dury Rd Lot 609
Alabaster, AL 35007

Grantee's Name Javier Cuevas Guardia
Mailing Address Eriberto Cuevas Guardia
1564 Kent dury Rd Lot 609
Alabaster, AL 35007

Property Address Vacant

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1989.50

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 the 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 _____

Print Graciela Perez

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1