

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Aaron Hernandez

1318 7th St
Anniston AL 35007

File No.: MV-23-29595-A

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Nicolle Y. Rutledge, a Single woman, Christian M. Rutledge, a Single man and Damian D. Rutledge, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Aaron Hernandez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of July, 2024.

Nicolle Y. Rutledge
Nicolle Y. Rutledge

Christian M. Rutledge
Christian M. Rutledge

Damian D. Rutledge
Damian D. Rutledge

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Nicolle Y. Rutledge, Christian M. Rutledge, and Damian D. Rutledge, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day 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 the 19th day of July, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

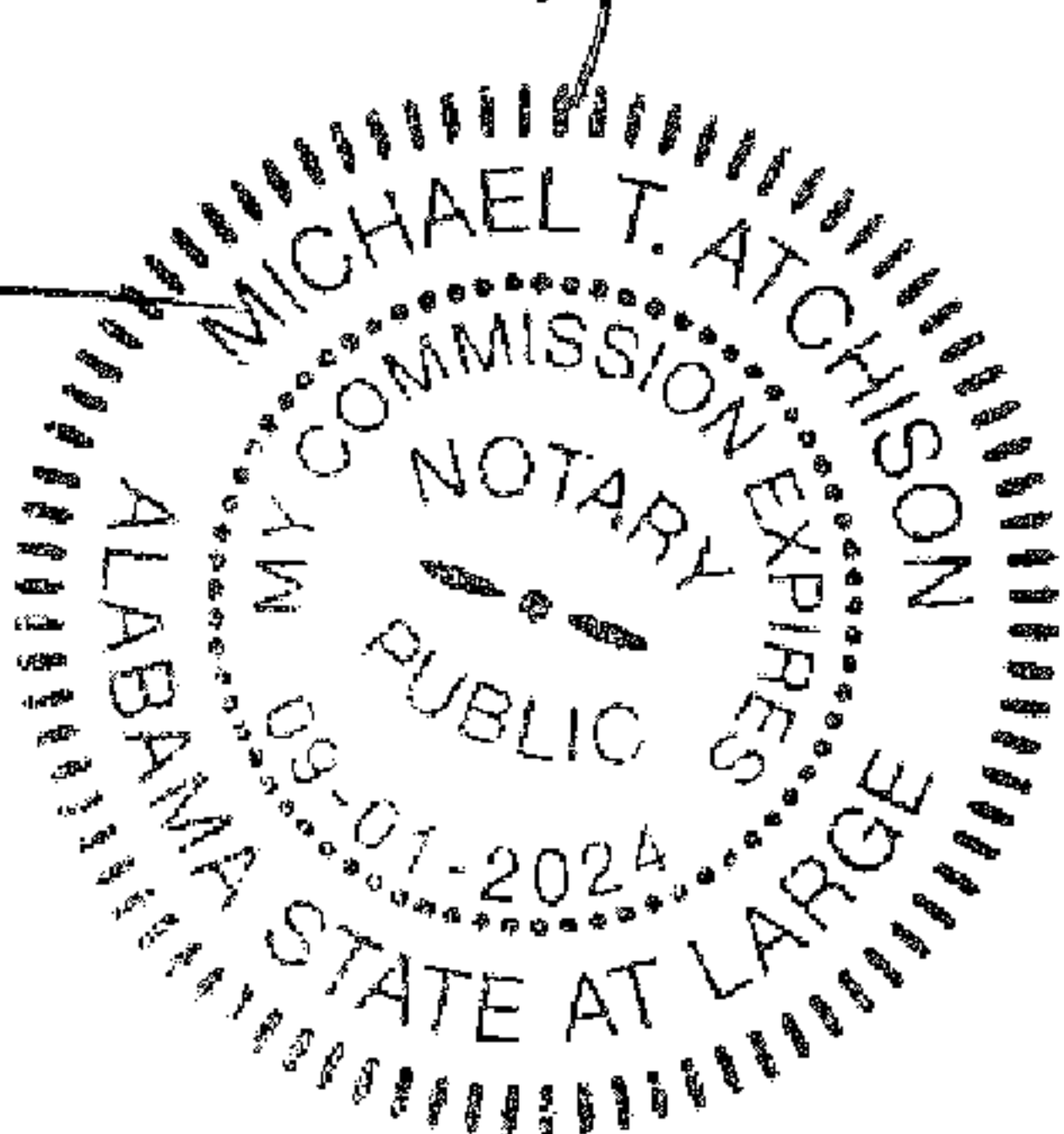


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Part of the Southeast Quarter of the Southwest Quarter of Section 16r Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:
Commence at a 5/8 inch capped rebar being accepted as the Southeast Quarter of the Southwest Quarter of said Section 16; thence run North 87 degrees, 58 minutes 15 seconds, West and along the South line of said Quarter, Quarter 466.88 feet to a 1/2 inch capped rebar (DANSBY), said rebar lying with the intersection of the Northeast right-of-way margin of Shelby County Road No. 15, also known as Salem Road and Montevallo-Dogwood Road; thence run North 29 degrees, 34 minutes 09 seconds, West and along the Northeast right-of-way margin of said Shelby County Road No. 15 for a distance of 90.49 feet to a 1/2 inch iron pipe; thence run North 30 degrees, 06 minutes, 10 seconds, West and continuing along the Northeast right-of-way margin of said Shelby County Road No. 15 for a distance of 100.00 feet to a to a 1/2 inch capped rebar (MHI CA 965), said rebar being the Point of Beginning; thence run North 51 degrees, 36 minutes 43 seconds, East 124.83 feet to a point; thence North 32 degrees, 55 minutes, 01 seconds West 100.45 feet to a pk nail; thence run South 51 degrees 07 minutes 05 seconds West 120.00 feet to a pk nail, said nail lying with the intersection of the Northeast right-of-way margin of said Shelby County Road No. 15; thence run South 30 degrees, 06 minutes, 10 seconds East and along the Northeast right-of-way margin of said Shelby County Road No. 15 for a distance of 100.00 feet to the Point of Beginning.

PARCEL II:

Part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:
Commence at a 5/8 inch capped rebar being accepted as the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 16; thence run North 87 degrees, 58 minutes, 15 seconds, West and along the South line of said Quarter, Quarter 466.88 feet to a 1/2 inch capped rebar (DANSBY), said rebar lying with the intersection of the Northeast right-of-way margin of Shelby County Road No. 15, also known as Salem Road and Montevallo-Dogwood Road; thence run North 29 degrees 34 minutes 09 seconds, West and along the Northeast right-of-way margin of said Shelby County Road No. 15 for a distance of 90.49 feet to a 1/2 inch iron pipe; thence run North 30 degrees 06 minutes, 10 seconds, West and continuing along the Northeast right-of-way margin of said Shelby County Road No. 15 for a distnace of 100.00 feet to a 1/2 inch capped rebar (MHI CA 965); thence run North 51 degrees 36 minutes 43 seconds, East 124.83 feet to a point, said point being the Point of Beginning; thence run North 32 degrees, 55 minutes, 01 seconds West 100.45 feet to a pk nail; thence run North 46 degrees 22 minutes 58 seconds East 104.28 feet to a pk ail; thence run South 38 degrees, 02 minutes, 32 seconds East 111.60 feet to a 1 1/2 inch drill bit; thence run South 52 degrees 40 minutes 49 seconds West and through a 5/8 inch capped rebar for a distance of 112.77 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/22/2024 08:04:20 AM
 \$59.00 JOANN
 20240722000222290

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Nicolle Y. Rutledge Christian M. Rutledge Damian D. Rutledge	Grantee's Name	Aaron Hernandez
Mailing Address	<u>4088 West Ashby Rd</u> <u>Birmingham AL 35035</u>	Mailing Address	<u>1318 7th St</u> <u>Alabaster AL 35007</u>
Property Address	<u>28 Evanville Cir</u> Montevallo, AL	Date of Sale	<u>19 July 2024</u>
		Total Purchase Price	<u>\$30,000.00</u>
		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 of 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 July 15, 2024

Print Nicolle Y. Rutledge

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one