

This Instrument was Prepared by:

Send Tax Notice To: Annabelle Arguello

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-24-29948

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Nine Thousand Dollars and No Cents (\$169,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Torrealba Territories, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Annabelle Arguello**, (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

\$135,200.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of August, 2024.

TORREALBA TERRITORIES, LLC

Deninson Torrealba
Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Deninson Torrealba as Managing Member of Torrealba Territories, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 2nd day of August, 2024.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

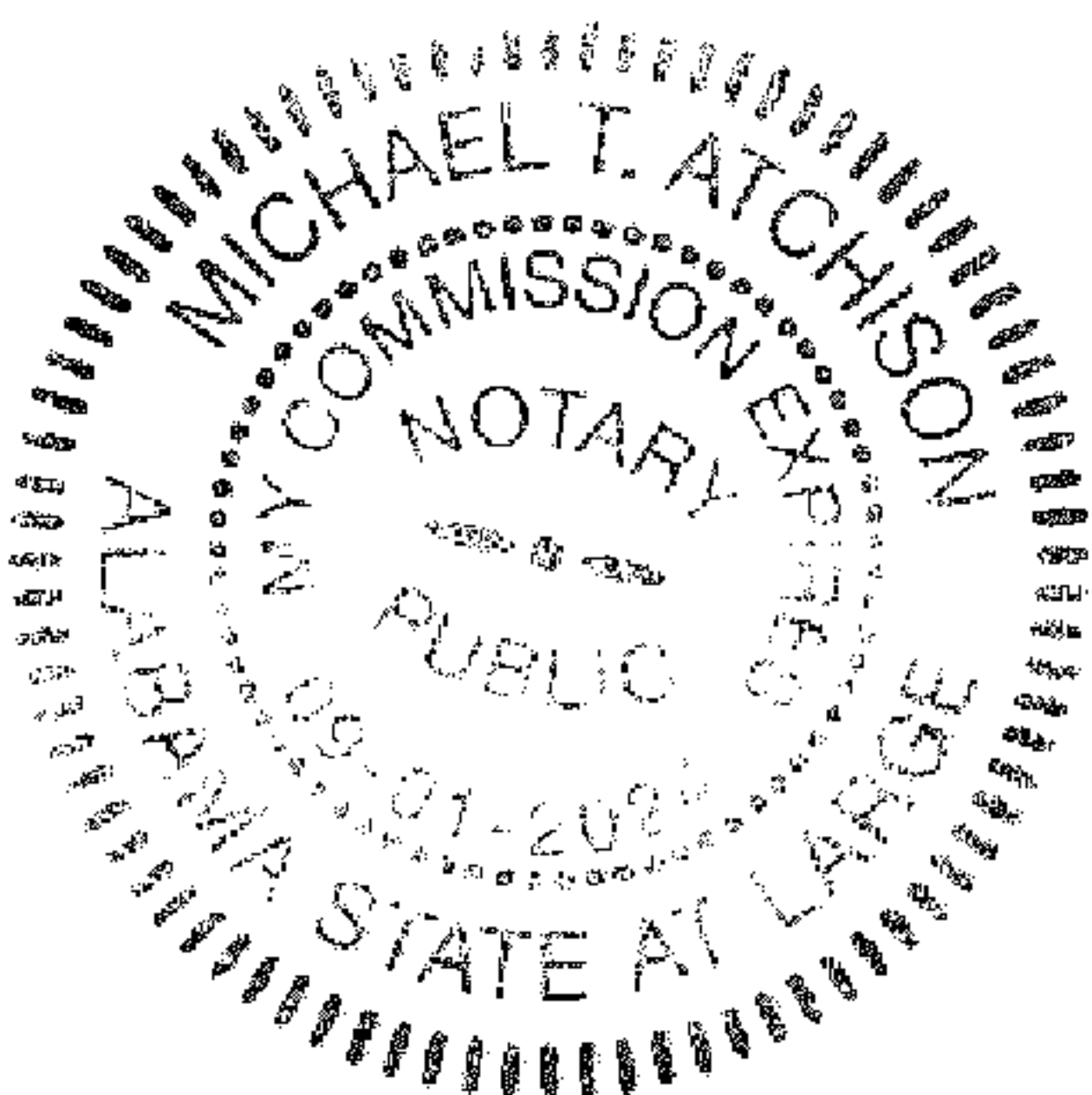


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East for a distance of 375.00 feet to the POINT OF BEGINNING; thence continue North 90 degrees 00 minutes 00 seconds East for a distance of 90.40 feet; thence North 28 degrees 15 minutes 44 seconds West for a distance of 84.05 feet; thence North 49 degrees 57 minutes 32 seconds West for a distance of 248.64 feet to the southeasterly R.O.W. line of Ashville Road; thence South 34 degrees 06 minutes 20 seconds West and along said R.O.W. line for a distance of 68.76 feet; thence South 45 degrees 12 minutes 06 seconds East and leaving said R.O.W. line for a distance of 251.28 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated February 13, 2019.

Subject to an easement for a driveway fronting Highway 119, described as follows:

Begin at the most northerly corner of said described property and run southeasterly 100.0 feet; thence 90 degrees 00 minutes and southwesterly 6.0 feet; thence right 90 degrees 00 minutes and southwesterly 6.8 feet; thence right 90 degrees 00 minutes and run northwesterly 100.0 feet; thence right 90 degrees 00 minutes and run northeasterly 6.0 feet to point of beginning; being situated in Shelby County, Alabama.

Less and Except any portion of subject property lying South of Section 16.

All being situated in Shelby County, Alabama



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/05/2024 11:31:32 AM
 \$62.00 BRITTANI
 20240805000242370

Alvin 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	<u>Torrealba Territories, LLC</u>	Grantee's Name	<u>Annabelle Arguello</u>
Mailing Address	<u>102 1st St N</u> <u>Montevallo AL 35007</u>	Mailing Address	<u>1746 Ashville Rd</u> <u>Montevallo AL 35115</u>
Property Address	<u>1744 Ashville Rd.</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>August 2, 2024</u>
		Total Purchase Price	<u>\$169,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> 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 August 02, 2024

Print Torrealba Territories, LLC

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one