

This document prepared by:
Law Office of John A. Gant, PC
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Gustavo Toral Galicia
Edgar Saul Toral Galicia
Abel Toral Galicia
1549 Camden Ave.
Hoover, AL 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

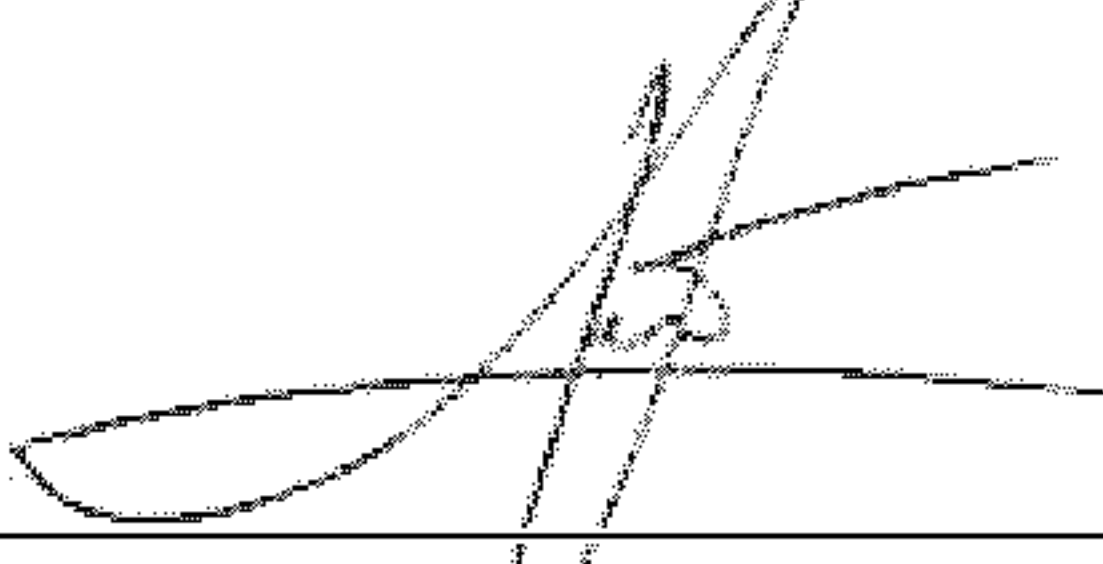
That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, GUSTAVO TORAL GALICIA, a married person (herein referred to as GRANTOR) do grant, bargain, sell and convey unto GUSTAVO TORAL GALICIA, EDGAR SAUL TORAL GALICIA and ABEL TORAL GALICIA, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

The subject property does not constitute the homestead of Grantor Gustavo Toral Galicia or his spouse.

To have and to hold to said GRANTEES forever.

Dated this the 16th day of August 2024.

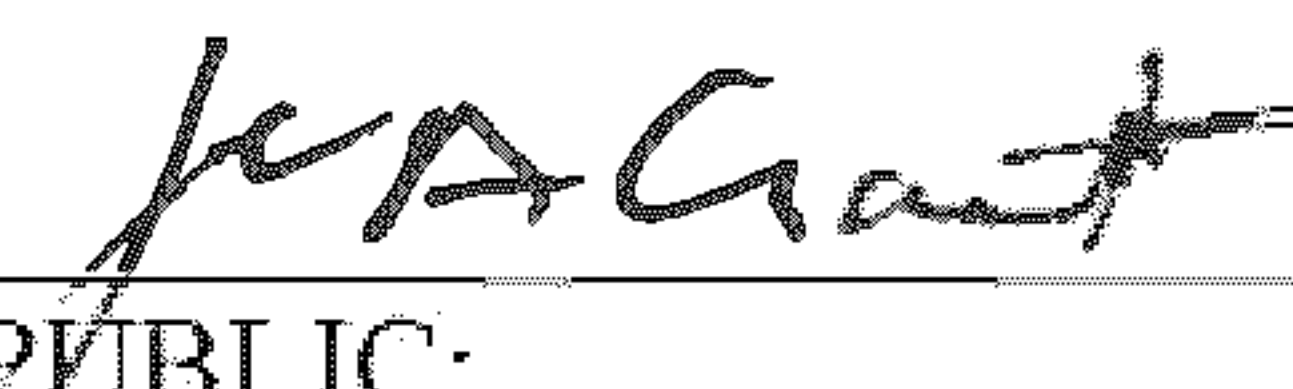


GUSTAVO TORAL GALICIA

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GUSTAVO TORAL GALICIA, whose name is signed to the foregoing conveyance and acknowledged before me on this day that being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of August, 2024.



NOTARY PUBLIC:
My commission expires:

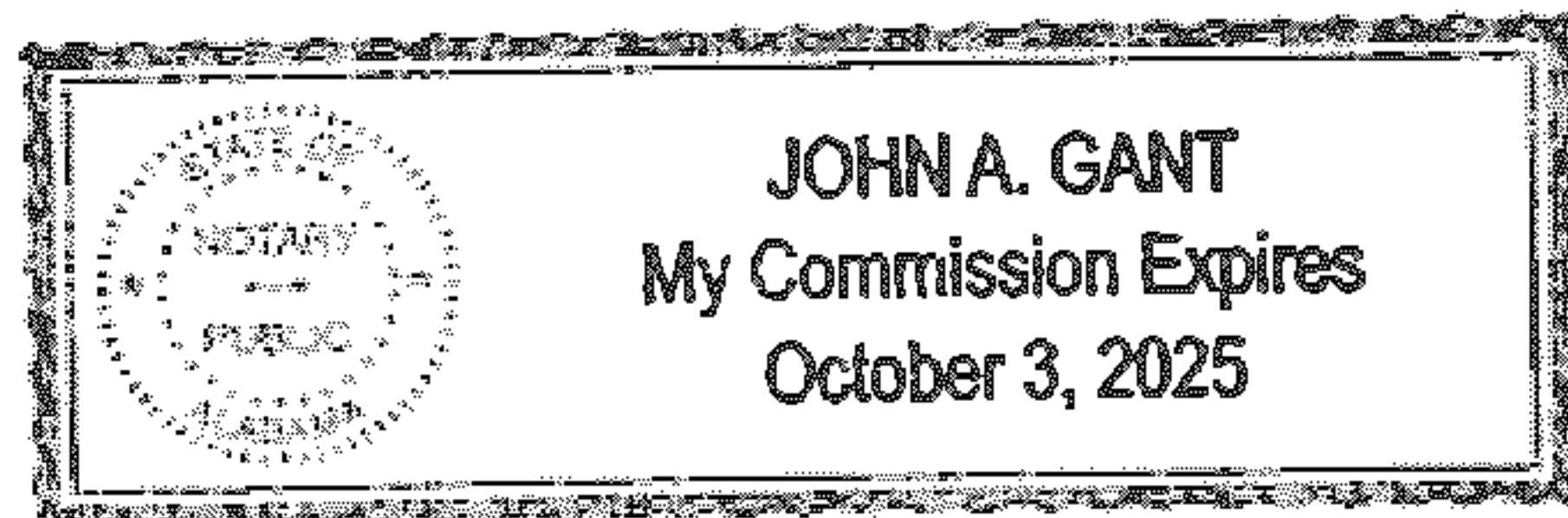


EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF AMAZING GRACE WORSHIP CENTER, AS RECORDED IN MAP BOOK: 44, PAGE: 92, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 1/2" CAPPED REBAR STAMPED "SCS"; THENCE RUN N 25°54'47" W ALONG THE EAST LINE OF SAID LOT FOR DISTANCE OF 394.18 FEET TO A FOUND 5/8" REBAR; THENCE RUN N 81°56'04" E FOR A DISTANCE OF 62.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 03°45'40" W FOR A DISTANCE OF 256.18 FEET TO A FOUND 5/8" REBAR; THENCE RUN S 82°33'32" E FOR A DISTANCE OF 147.67 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 82°31'43" E FOR A DISTANCE OF 50.19 FEET TO A FOUND 3/4" IRON BAR; THENCE RUN N 09°19'55" E FOR A DISTANCE OF 489.54 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 85°14'52" E FOR A DISTANCE OF 588.21 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 10°28'26" W FOR A DISTANCE OF 538.07 FEET TO A FOUND 1" CRIMP PIPE; THENCE RUN S 74°45'48" W FOR A DISTANCE OF 290.80 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 79°54'48" W FOR A DISTANCE OF 220.90 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 82°25'13" W FOR A DISTANCE OF 251.27 FEET TO A THE POINT OF BEGINNING.

Together with a non-exclusive easement appurtenant for ingress, egress and utilities 20-feet wide, 10-feet on each side of the following described centerline: Commence at the Northwest corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 01 deg. 20 min. East a distance of 245.31 feet; thence run South 06 deg. 41 min. West a distance of 114.35 feet; thence run South 00 deg. 07 min. West a distance of 181.15 feet; thence run South 04 deg. 10 min. West a distance of 165.20 feet to a point on the Northeasterly right-of-way of U. S. Highway #31; thence run South 38 deg. 52 min. East along the right-of-way of U. S. Highway #31 a distance of 24.2 feet to the centerline of an existing chert road and the point of beginning; thence run North 45 deg. 20 min. East a distance of 60.0 feet; thence run North 51 deg. 38 min. East a distance of 60.0 feet; thence run North 56 deg. 43 min. East a distance of 60.0 feet; thence run North 61 deg. 10 min. East a distance of 57.0 feet; thence run North 80 deg. 06 min. East a distance of 432.4 feet; thence run East a distance of 194.3 feet; thence run North 80 deg. 09 min. East a distance of 87.5 feet; thence run North 85 deg. 30 min. East a distance of 89.3 feet; thence run South 82 deg. 12 min. East a distance of 51.4 feet to the end of said centerline.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/19/2024 09:09:58 AM
 \$268.00 JOANN
 20240819000257230

Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name Gustavo Toral Galicia
 Mailing Address 1549 Camden Ave.
Hoover, AL 35226

Grantee's Name Gustavo Toral Galicia,
Edgar Saul Toral Galicia & Abel Toral Galicia
 Mailing Address 1549 Camden Ave.
Hoover, AL 35226

Property Address 190 Nolen Ln.
Alabaster, AL 35007

Date of Sale 8/16/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 235,820.00

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract

☐ Closing Statement
☒ Other - Property Tax Commissioner's records.

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 8/16/2024

Print John A. Gant

Sign

John A. Gant
 (Owner) (Agent) circle one