

FILE NO: CW-24-90

Tax Notice To: Alejandro Esquivel and Karina Martinez
80 E Highland
Vincent, AL 35178

STATE OF ALABAMA)
)
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY THOUSAND DOLLARS AND 00/100 (\$140,000.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, JENNA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY (hereinafter referred to as "GRANTOR"), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, ALEJANDRO ESQUIVEL AND KARINA MARTINEZ, A MARRIED COUPLE (hereinafter referred to as "GRANTEES"), the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

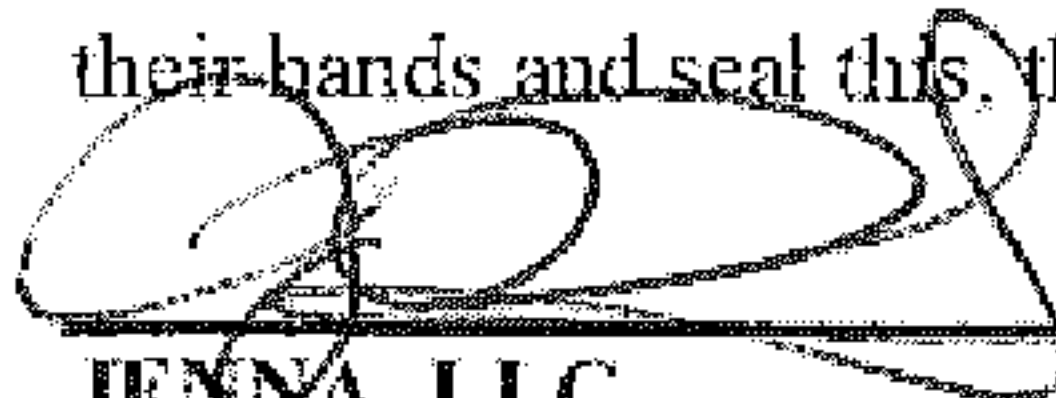
SEE EXHIBIT A FOR LEGAL DESCRIPTION

*Commonly known 80 East Highland Drive, Vincent, AL 35178
*Parcel No. 07-6-14-2-001-012.000
*This property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S, heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

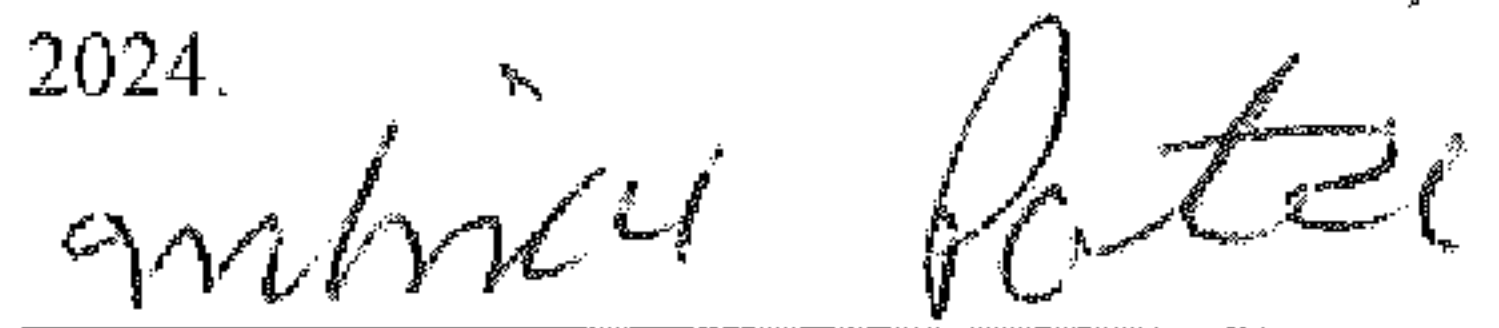
IN WITNESS WHEREOF, said GRANTORS by and through its undersigned has hereunto set their hands and seal this, the 28 of August 2024


JENNA, LLC
By: Jennifer Barragan
Its: Managing Member

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON) Florida
) manatee

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer Barragan, in her capacity as Managing Member of JENNA, 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 conveyance, and with full authority executed the same voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this, the 28 day of August 2024.


NOTARY PUBLIC
My Commission Expires: 06/02/2028

THIS INSTRUMENT PREPARED BY:
Brian Cloud
Cloud & Willis, LLC
3928 Montclair Road Suite 227
Birmingham, Alabama 35213
205-322-6060

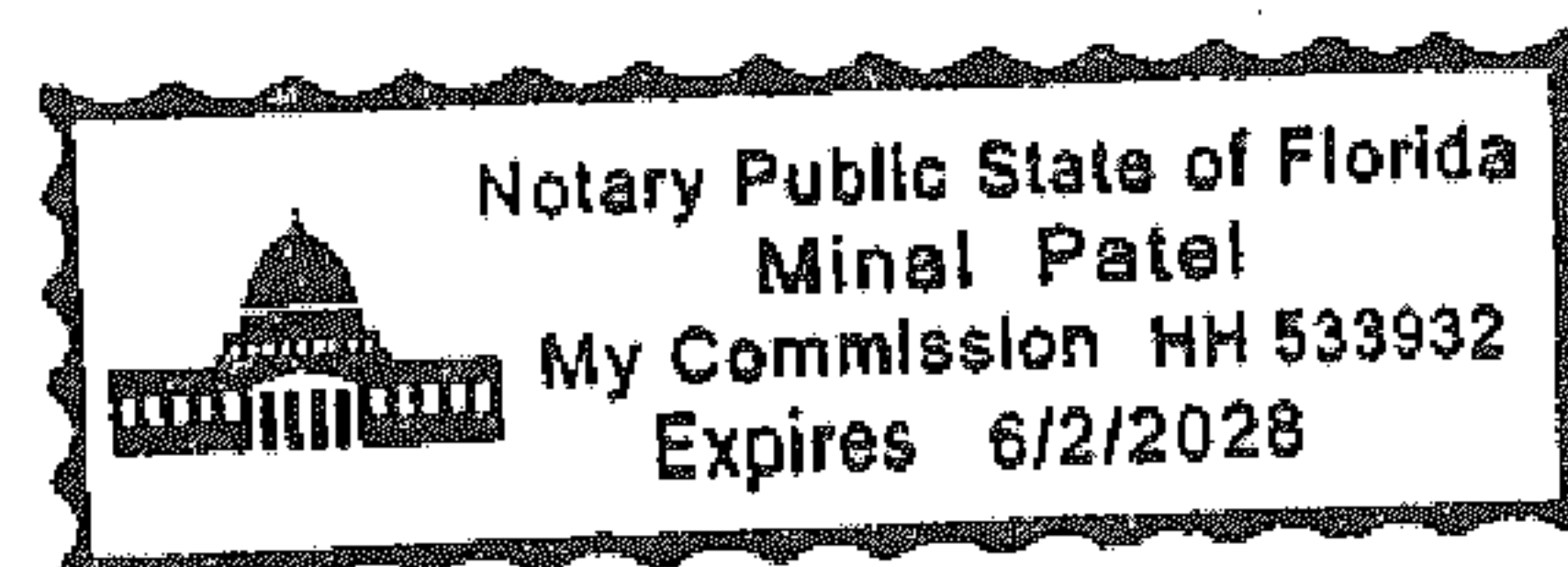


EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA BEING KNOWN AND DESIGNATED AS FOLLOWS: A ONE ACRE LOT LOCATED IN THE TOWN OF VINCENT, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE WILLIE DEASON LOT, BEING THE LOT FORMERLY OWNED BY ONZELL FLOREY; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID DEASON LOT 323.2 FEET TO A POINT; THENCE RUN DUE SOUTH A DISTANCE 114.5 FEET TO A POINT; THENCE RUN DUE WEST 357.2 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY OF CEMETERY ROAD; THENCE RUN NORTHWEST ALONG RIGHT-OF-WAY OF CEMETERY ROAD 41.5 FEET TO THE INTERSECTION WITH THE RAILROAD PROPERTY; THENCE TURN AN ANGLE TO THE RIGHT AND RUN 98 FEET TO THE POINT OF BEGINNING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION AND RUN WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION A DISTANCE OF 600 FEET, MORE OR LESS, TO THE NORTHEAST RIGHT OF WAY LINE OF THE CENTRAL OF GEORGIA RAILROAD; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEAST LINE OF CENTRAL OF GEORGIA RAILROAD A DISTANCE OF 1160 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION, PERPENDICULAR TO SAID RAILROAD, 495 FEET TO A POINT ON THE HENRY B. FLOREY, JR. PROPERTY LINE; THENCE TURN AN ANGLE OF 90 DEG. TO THE LEFT AND RUN IN A NORTHWESTERLY DIRECTION 430 FEET TO A POINT ON THE WILLIE DEASON PROPERTY AS SHOWN BY DEED RECORDED IN BOOK 264 PAGE 860 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF THE DEASON PROPERTY A DISTANCE OF 135 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE SONJA REYNOLDS WELLS AND PERRY CHARLES WELLS BY DEED BOOK 340 PAGE 520 AND THE POINT OF BEGINNING OF THE PROPERTY TO BE INSURED HEREIN; THENCE RUN SOUTHERLY FOR A DISTANCE OF 114.5 FEET TO A POINT; THENCE RUN WEST ALONG THE NORTH LINE OF THE HUBERT BEARDEN PROPERTY AS DESCRIBED IN REEL BOOK 257 PAGE 481 FOR A DISTANCE OF 357.2 FEET TO A POINT ON A 20 FOOT UNNAMED RIGHT OF WAY; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY FOR 41.5 FEET; THENCE RUN NORTHEASTERLY 98 FEET TO A POINT ON THE SOUTHERLY LINE, IF EXTENDED, OF THE ROBERT J. MALONE PROPERTY AS DESCRIBED IN DEED BOOK 339 PAGE 747; THENCE RUN EASTERLY ALONG THE SOUTHERLY LINE OF SAID ROBERT J. MALONE PROPERTY FOR 323.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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>JENNCA, LLC and</u>	Grantee's Name	<u>Alejandro Esquivel and Karina Martinez</u>
Mailing Address	<u>30 E Highland Dr</u> <u>Vincent, AL 35178</u>	Mailing Address	<u>80 E Highland</u> <u>Vincent, AL 35178</u>
Property Address	<u>80 East Highland Drive</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>08/29/2024</u>
		Total Purchase Price	<u>140,000.00</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)

☐ 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 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 08/29/2024

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Date 08/29/2024

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

09/06/2024 09:08:52 AM

\$168.00 JOANN

20240906000277540

Alli S. Bayl