

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **TWO HUNDRED EIGHTY FIVE THOUSAND AND NO/00 DOLLARS (\$285,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Carlos Rivera Rios, a \_\_\_\_\_ man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Carlos Rivera Rios and Jhon Alexander Rosales Castillo, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

**See Exhibit "A" for legal description**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, restrictions, rights of way, and permits of record.



20240911000282830 1/3 \$313.00  
Shelby Cnty Judge of Probate, AL  
09/11/2024 03:50:44 PM FILED/CERT

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

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 11<sup>th</sup> day of September 2024.

Carlos Rivera Rios  
**Carlos Rivera Rios**

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

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Carlos Rivera Rios**, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of September 2024.



Nicole Louise Gardner  
Notary Public  
My Commission Expires: 09-29-2026

Shelby County, AL 09/11/2024  
State of Alabama  
Deed Tax: \$285.00



**Exhibit "A" – Legal Description**



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All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as a part of Lot 4, Jewell's Subdivision as recorded in Map Book 19, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama, and being bounded and described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the West line of said Quarter by Quarter a distance of 288.92 feet to a point; thence turn 104 degrees 49 minutes 10 seconds left and run East-Northeasterly along the South line of said Jewell's Subdivision a distance of 636.19 feet to a point; thence turn 90 degrees 00 minutes 00 second left and run North-Northwesterly a distance of 93.37 feet to a steel rebar corner and the point of beginning of the property being described; thence turn 10 degrees 56 minutes 55 seconds right and run Northerly a distance of 210.00 feet to a steel rebar corner; thence turn 90 degrees 00 minutes 00 seconds right and run Easterly a distance of 210.00 feet to a steel rebar; thence turn 90 degrees 00 minutes 00 seconds right and run Southerly a distance of 210.00 feet to a steel rebar corner; thence turn 90 degrees 00 minutes 00 seconds right and run Westerly a distance of 210.00 feet to the point of beginning.

Together with a non-exclusive 30-foot wide easement for ingress and egress to Parcel B, the centerline of which is bounded and described as follows:

An easement being 15.0 feet on either side of said centerline: Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the West line of said Quarter by Quarter a distance of 288.92 feet to a point; thence turn 104 degrees 49 minutes 10 seconds left and run East-Northeasterly along the South line of said Jewell's Subdivision, a distance of 636.19 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run North-Northwesterly, a distance of 93.37 feet to a steel rebar corner; thence turn 10 degrees 56 minutes 55 seconds right and run Northerly a distance of 210.00 feet to a steel rebar corner; thence turn 90 degrees 00 minutes 00 seconds right and run Easterly a distance of 27.10 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly a distance of 15.00 feet to a point in the centerline of an existing gravel driveway and the point of beginning on the centerline of a 30 foot wide access easement; thence turn 90 degrees 00 minutes 00 seconds right and run 184.20 feet to a point; thence turn 01 degree 29 minutes 00 seconds left and run along centerline of said existing driveway 267.53 feet to a point; thence turn 09 degrees 27 minutes 45 seconds left and continue along centerline of said driveway 142.97 feet to a point; thence turn 17 degrees 16 minutes 48 seconds left and continue along centerline of existing driveway 114.39 feet to a point; thence turn 10 degrees 44 minutes 18 seconds right and run 48.72 feet to a point; thence turn 20 degrees 37 minutes 54 seconds right and run Easterly along centerline of existing gravel driveway a distance of 29.98 feet to the intersection of said driveway with the Westerly right of way line of Highway Number 42 and the end of required easement.

According to the Survey of Joseph E. Conn, Jr., RLS #9049, dated June 29, 1999.



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Carlos Rivera Rios  
178 Hwy 42  
Calera AL  
35040

Grantee's Name  
Mailing Address

Carlos Rivera Rios  
178 Hwy 42  
Calera AL  
35040

Property Address

178 Hwy 42  
Calera AL  
35040

Date of Sale

9-11-24

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

285,000.00



20240911000282830 3/3 \$313.00  
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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

tax Value

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

9-11-24

Print

Carlos Rivera Rios

Unattested

Sign

Carlos Rivera Rios

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1