

This Instrument was Prepared by:

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

File No.: MV-24-30176

Send Tax Notice To: Alejandro Reynosa Obispo
Jaime Perez

557 Hwy 315
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Four Thousand Dollars and No Cents (\$54,000.00)**, 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, **Mickey Poe Alexander**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Alejandro Reynosa Obispo and Jaime Perez**, (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 2025 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 Grantor herein or spouse.

\$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 14th day of Nov, 2024.

Mickey Poe Alexander
Mickey Poe Alexander

State of Alabama

County of Shelby

I, Michael T. Atchison Notary Public in and for the said County in said State, hereby certify that Mickey Poe Alexander, 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 14th day of Nov, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-2028

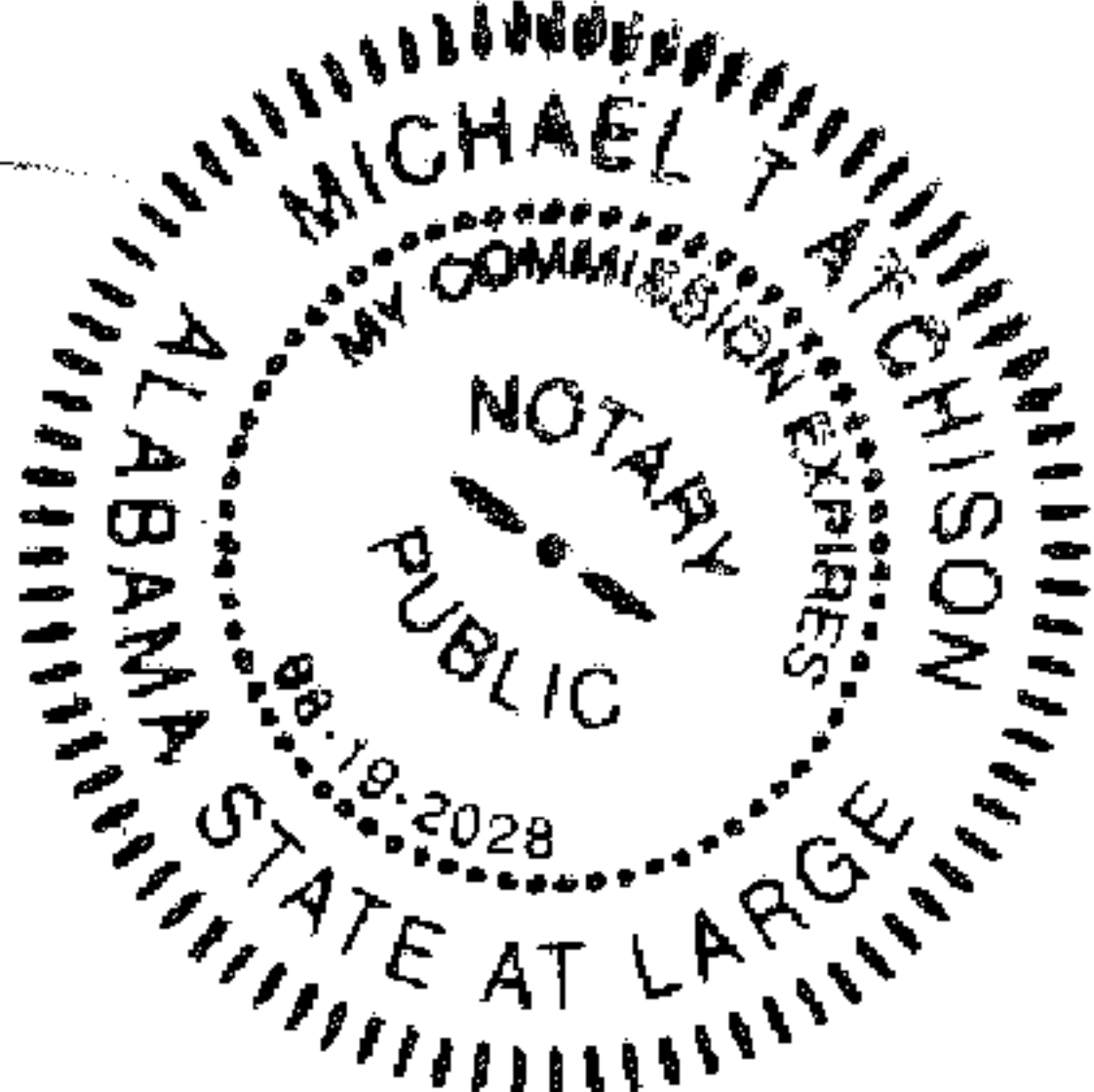


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A certain parcel or tract of land described as follows: Commencing at the SE corner of the NE 1/4 of NE 1/4 of Section 34, Township 21 South, Range 1 West, and run North along the Eastern boundary of said Section to its intersection with the Southern boundary of the right of way of Highway No. 25, known as Columbiana-Calera Highway; run thence in a Westerly direction along said boundary of said highway 1,000.00 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 90 degrees to the left and run 210 feet; run thence in a Westerly direction and parallel with said highway 210 feet; thence run in a Northerly direction and parallel with the East side of said lot 210 feet, more or less, to the Southern boundary of said highway; thence run in an Easterly direction along said Southern boundary of said highway 210 feet to the point of beginning of the lot herein conveyed. Situated in the NE 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL 2:

Begin at the SE corner of NW 1/4 of the NE 1/4, Section 34, Township 21 South, Range 1 West; thence South 87 degrees 00 minutes West 69.0 feet; thence 88 degrees 45 minutes right 458.0 feet; thence 93 degrees 30 minutes right along South right of way of Highway 25, 210.0 feet; thence 85 degrees 15 minutes 452.00 feet; thence 91 degrees 15 minutes right 141.0 feet to beginning corner.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/15/2024 11:23:25 AM
 \$82.00 JOANN
 20241115000354780

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	Mickey Poe Alexander	Grantee's Name	Alejandro Reynosa Obispo Jaime Perez
Mailing Address	<u>1956 Clearbrook in Columbiana, AL 35051</u>	Mailing Address	<u>557 Hwy 315 Columbiana, AL 35051</u>
Property Address	<u>1455 - 1477 Old Highway 25 . Columbiana, AL 35051</u>	Date of Sale	<u>November 04, 2024</u>
		Total Purchase Price	<u>\$54,000.00</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 November 04, 2024

Print Mickey Poe Alexander

 Unattested

Sign

(verified by)

Mickey Poe Alexander
 (Grantor/Grantee/Owner/Agent) circle one