

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Pablo Ortiz Alvarez
199 Sycamore Lane
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Amy Becnel and Daniel J. Becnel, wife and husband** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Pablo Ortiz Alvarez** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the NW 1/4 Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 88°32'49" E along the South line of said 1/4-1/4 section a distance of 481.03' to the Point of Beginning; thence S 88°32'49" E a distance of 198.60'; thence N 04°32'33" W a distance of 215.23'; thence S 86°00'34" E a distance of 93.35'; thence N 12°30'13" W a distance of 20.34'; thence N 85°53'15" W a distance of 190.00'; thence N 84°43'47" W a distance of 100.78'; thence S 04°34'24" E a distance of 246.55' to the Point of Beginning.

ALSO, An easement for ingress and egress being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 88°32'49" E along the South line of said 1/4-1/4 section a distance of 679.63'; thence N 04°32'33" W a distance of 215.23'; thence S 86°00'34" E a distance of 93.35' to the Point of Beginning; thence S 86°00'34" E a distance of 216.15'; thence S 12°30'13" E a distance of 206.25' to the South line of said 1/4-1/4 section; thence S 88°34'42" E a distance of 15.45'; thence S 87°48'00" E a distance of 314.41'; thence S 89°00'19" E a distance of 182.36' to the westerly right of way line of Alabama Highway 119; thence N 13°11'02" W along said right of way a distance of 15.47'; thence N 89°00'19" W a distance of 178.42'; thence N 87°48'00" W a distance of 318.19'; thence N 12°30'13" W a distance of 209.85'; thence N 85°53'14" W a distance of 231.94' thence S 12°30'13" E a distance of 20.34' to the Point of Beginning.

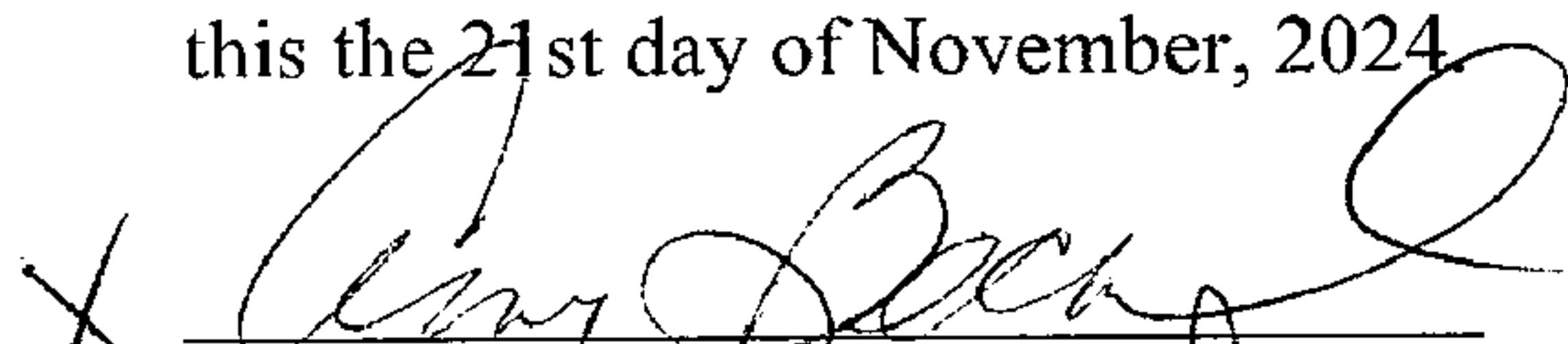
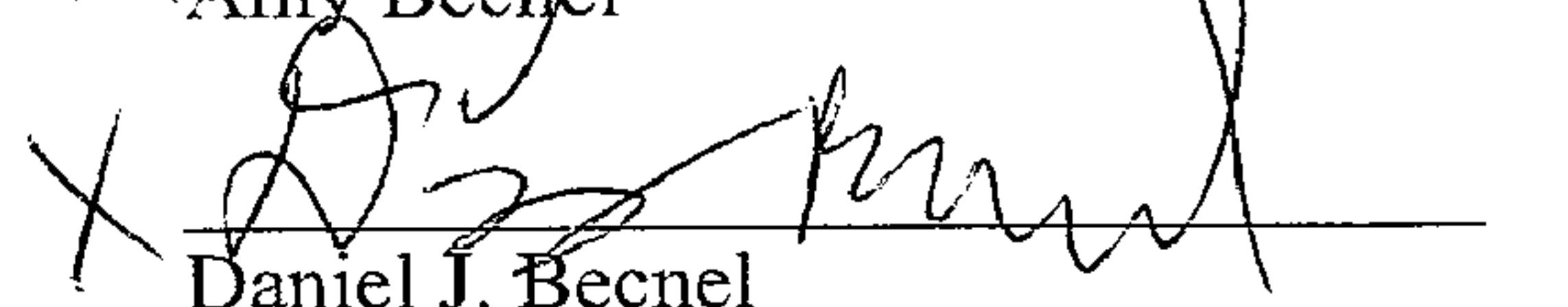
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

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.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 21st day of November, 2024


Amy Becnel

Daniel J. Becnel

STATE OF ALABAMA
Shelby COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Amy Becnel** and **Daniel J. Becnel**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of November, 2024.

Notary Public

My Commission Expires: 1/6/05

JUSTIN SMITHERMAN
Notary Public, Alabama, Suite At Large
My Commission Expires January 6, 2015

Real Estate Sales Validation Form

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

File#: E-7207

Grantor's Name Amy Becnel and Daniel J. Becnel
 Mailing Address 199 Sycamore Lane
Alabaster, AL 35007

Grantee's Name Pablo Ortiz Alvarez
 Mailing Address 199 Sycamore Lane
Alabaster, AL 35007

Property Address 199 Sycamore Lane
Alabaster, AL 35007

Date of Sale November 21, 2024
 Total Purchase Price \$450,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

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 November 21, 2024

Print: Justin Smitherman

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/21/2024 01:58:37 PM

\$140.50 JOANN

20241121000361860

Form RT-1



Allen S. Boyd