

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Duarte Properties, LLC
1656 Hwy 35
Pelham AL 35124

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**
20241122000362910
11/22/2024 11:38:07 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Twenty Thousand (\$120,000.00) Dollars** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Catherine Hart Masterson as Personal Representative of the Estate of Barbara Ann Hart Shelby County Probate Case Number PR-2024-000760**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Duarte Properties, LLC**, hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Chilton County, Alabama**, to-wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 31st day of July, 2024 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Grantor Address:
PR
1144 SilverCreek Lane
Atabaster AL 35007

Catherine Hart Masterson (L.S.)
Catherine Hart Masterson
Personal Representative of the
Estate of Barbara Ann Hart
Shelby County PR-2024-000760

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



I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **Catherine Hart Masterson, Personal Representative of the Estate of Barbara Ann Hart, Shelby County Probate Case No. PR-2024-000760** which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31st day of July, 2024.

NOTARY PUBLIC
My Commission Expires: 05/16/2028

Exhibit A

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 13 East; thence North 88 degrees 00 minutes 25 seconds East along the North 1/4-1/4 line for a distance of 516.00 feet; thence South 1 degree 59 minutes 20 seconds East for a distance of 210.00 feet; thence North 88 degrees 00 minutes 25 seconds East for a distance of 210.00 feet; thence South 1 degree 59 minutes 20 seconds East for a distance of 24 feet to a point; thence continue South 1 degree 59 minutes 20 seconds East for a distance of 682.80 feet; thence North 87 degrees 58 minutes 45 seconds East for a distance of 294.69 feet to the point of beginning; thence South 7 degrees 27 minutes 40 seconds East for a distance of 196.01 feet; thence North 88 degrees 16 minutes East to the East line of said 1/4-1/4 Section; thence North 1 degree 52 minutes 40 seconds West to a point which is 419.9 feet North of the Southeast corner of said 1/4-1/4 Section; thence South 87 degrees 58 minutes 45 seconds West a distance of 350 feet, more or less, to the point of beginning.

Also, an easement for ingress and egress 15 feet wide along the East line of said 1/4-1/4 from said property to Shelby County Highway No. 201.

Physical Address: 1901 Hwy 201
Calera AL 35040

Parcel Id 58 35 2 09 0001 028.001

Real Estate Sales Validation Form

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

Grantor's Name Catherine Hart Masterson PR
 Mailing Address Estate of Barbara Hart
1144 Silver Creek Lane
Alabaster, AL 35007

Grantee's Name Duarte Properties, LLC
 Mailing Address 1656 Hwy 35
Pelham, AL 35124

Property Address 1901 Hwy 201
Calera, AL 35040

Date of Sale July 31, 2024
 Total Purchase Price \$ 120,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Deed - sales price

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 7.31.24

Print _____

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/22/2024 11:38:07 AM
 \$148.00 PAYGE
 20241122000362910

Alexis S. Bayl