

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Amadeo Ramirez and Quelin Contreras
397 County Road 104
Montevallo / AL 35115

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00), and other good and valuable consideration in hand paid to Cody McCord, a married man conveying property that is not his homestead nor that of his spouse, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Amadeo Orellana Ramirez and Quelin Gomez Contreras (hereinafter referred to as "Grantee(s)"), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SW 1/4 of Section 22, Township 22 South, Range 3 West, described as follows: Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 22, Township 22 South, Range 3 West and go South 1 degree 12 minutes East along the East boundary of said 1/4 - 1/4 section for 557.26 feet to the Northwesterly boundary of Spring Creek Road; thence South 51 degrees 35 minutes West along said Northwesterly boundary of 100.00 feet to the point of beginning; thence continue along said boundary for 100.00 feet; thence North 38 degrees 25 minutes West for 171.15 feet; thence North 14 degrees 23 minutes West for 49.10 feet; thence North 51 degrees 35 minutes East for 80.00 feet; thence South 38 degrees 25 minutes East for 216.00 feet to the point of beginning; being situated in Shelby County, Alabama.

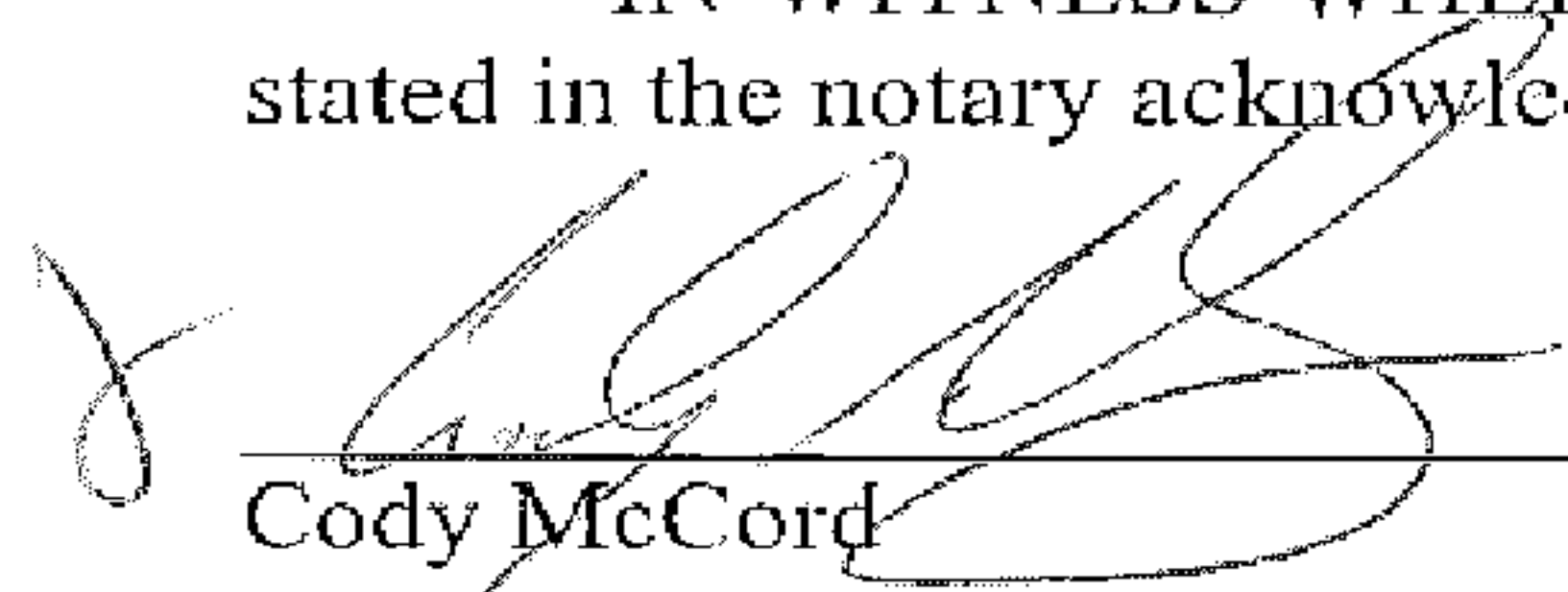
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 3rd day of December, 2024.


Cody McCord

STATE OF ALABAMA
COUNTY OF JEFFERSON

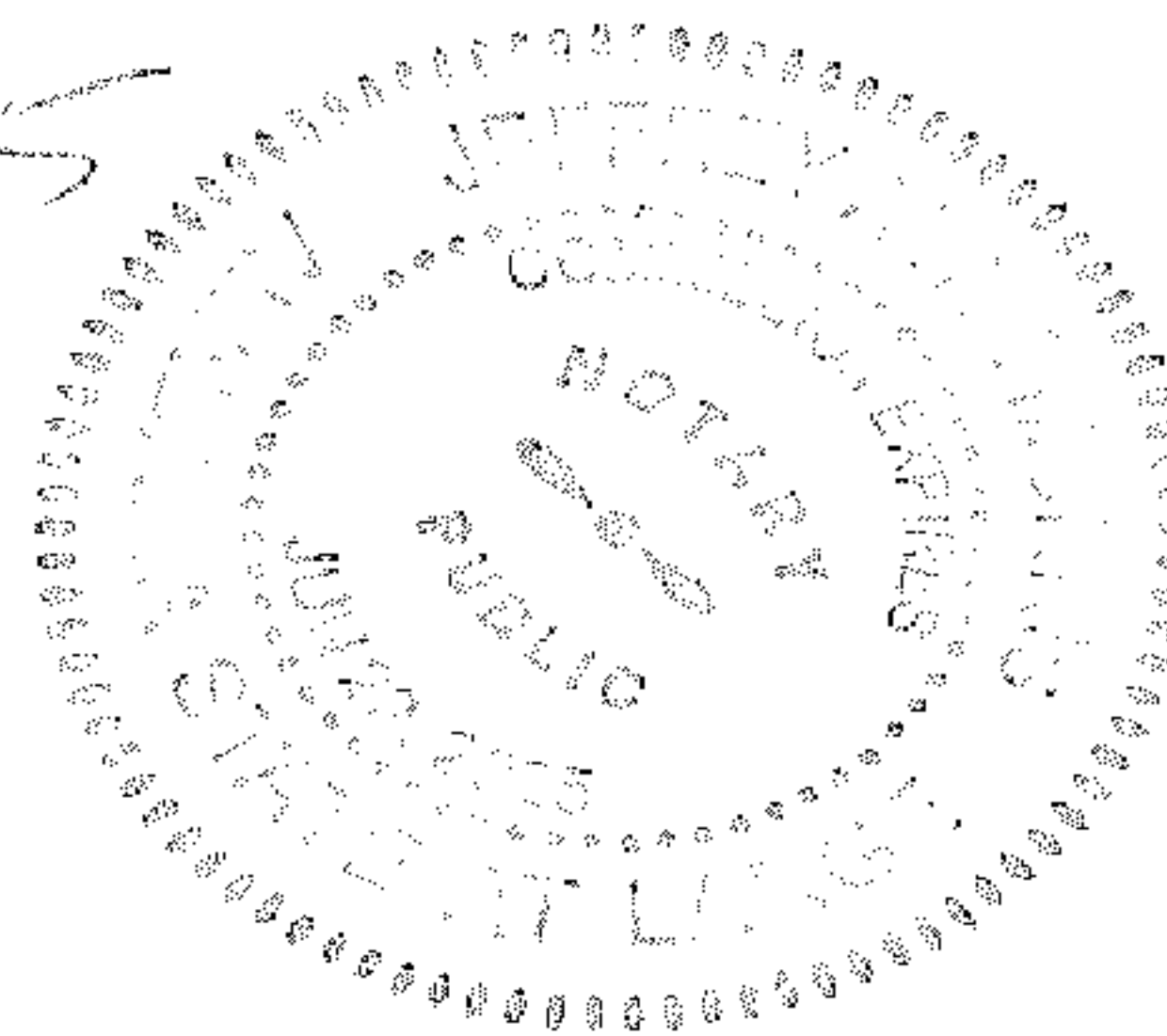
I, the undersigned Notary Public in and for said County and State, hereby certify that Cody McCord whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2024.


Notary Public

My Commission Expires:

8/22/25





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/03/2024 01:59:54 PM
 \$188.00 PAYGE
 20241203000372540

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 Cody McCord

Grantee's Name Amadeo Orellana Ramirez and Quelin Gomez Contreras

Mailing Address 11 Spring Ct
Clanton, AL 35045

Mailing Address 397 County Road 104
Montevallo, AL 35115

Property Address 1069 Spring Creek Road
Montevallo, AL 35115

Date of Sale 12/3/24
 Total Purchase Price \$160,000.00
 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: _____

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 12/3/24 Print Jeff Morris

☐ Unattested

 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one