

**SEND TAX NOTICE TO:**

Gregorio Meza and Azucena Mayo Chavez

455 Hwy 270

Maylene, AL 35114

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$190,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Phillip E. Brantley and Mary P. Brantley, husband and wife**, whose address is 2145 North Grande View Lane, Maylene, AL 35114 (hereinafter "Grantor", whether one or more), by **Gregorio Meza and Azucena Mayo Chavez**, whose address is 455 Hwy 270, Maylene, AL 35114 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Gregorio Meza and Azucena Mayo Chavez, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel I**

**Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, being a found one inch open top; thence run North 01 degrees, 35 minutes, 53 seconds East along the East line of said 1/4-1/4 for a distance of 209.59 feet to an iron pin set with a SSI cap; thence run South 89 degrees, 56 minutes, 10 seconds West for a distance of 345.85 feet to a found half inch rod on the Northeasterly right-of-way line of Shelby County Highway 270; thence run South 58 degrees, 24 minutes, 21 seconds East along said right-of-way line for a distance of 399.17 feet to the point of beginning.**

**Parcel II**

**Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, being a found one inch open top; thence run North 01 degrees, 35 minutes, 53 seconds East along the East line of said 1/4-1/4 for a distance of 209.59 feet to an iron pin set with a SSI cap; thence run South 89 degrees, 56 minutes, 10 seconds West for a distance of 345.85 feet to a found half inch rod on the Northeasterly right-of-way line of Shelby County Highway 270; thence run North 89 degrees, 33 minutes, 17 seconds West for a distance of 98.79 to an iron pin set with an SSI cap on the Southwesterly right-of-way line of Shelby County Highway 270, also being the point of beginning; thence run North 89 degrees, 33 minutes, 17 seconds West for a distance of 530.64 feet to a found half inch rebar on the Northwesterly right-of-way line of a railroad, also being on a curve to the right having a central angle of 07 degrees, 34 minutes, 25 seconds and a radius of 1160.48 feet, with a chord bearing of South 58 degrees, 57 minutes, 27 seconds East, with a chord of 153.29 feet; thence run along the arc of said curve and along said right-of-way line for a distance of 153.40 feet to a point; thence run South 55**

degrees, 10 minutes, 14 seconds East along said right-of-way line for a distance of 170.81 feet to an iron pin set with a SSI cap; thence run South 86 degrees, 09 minutes, 08 seconds East for a distance of 266.59 feet to a found half inch rebar; thence run South 86 degrees, 10 minutes, 04 seconds East for a distance of 155.87 feet to a found one inch open top; thence run South 85 degrees, 54 minutes, 59 seconds East for a distance of 186.03 feet to a found R. Moore cap on the Southwesterly right-of-way line of Shelby County Highway 270; thence run North 58 degrees, 24 minutes, 21 seconds West along said right-of-way line for a distance of 408.53 feet to the point of beginning.

**Phillip E. Brantley is one and the same person as Phillip Earl Brantley.**

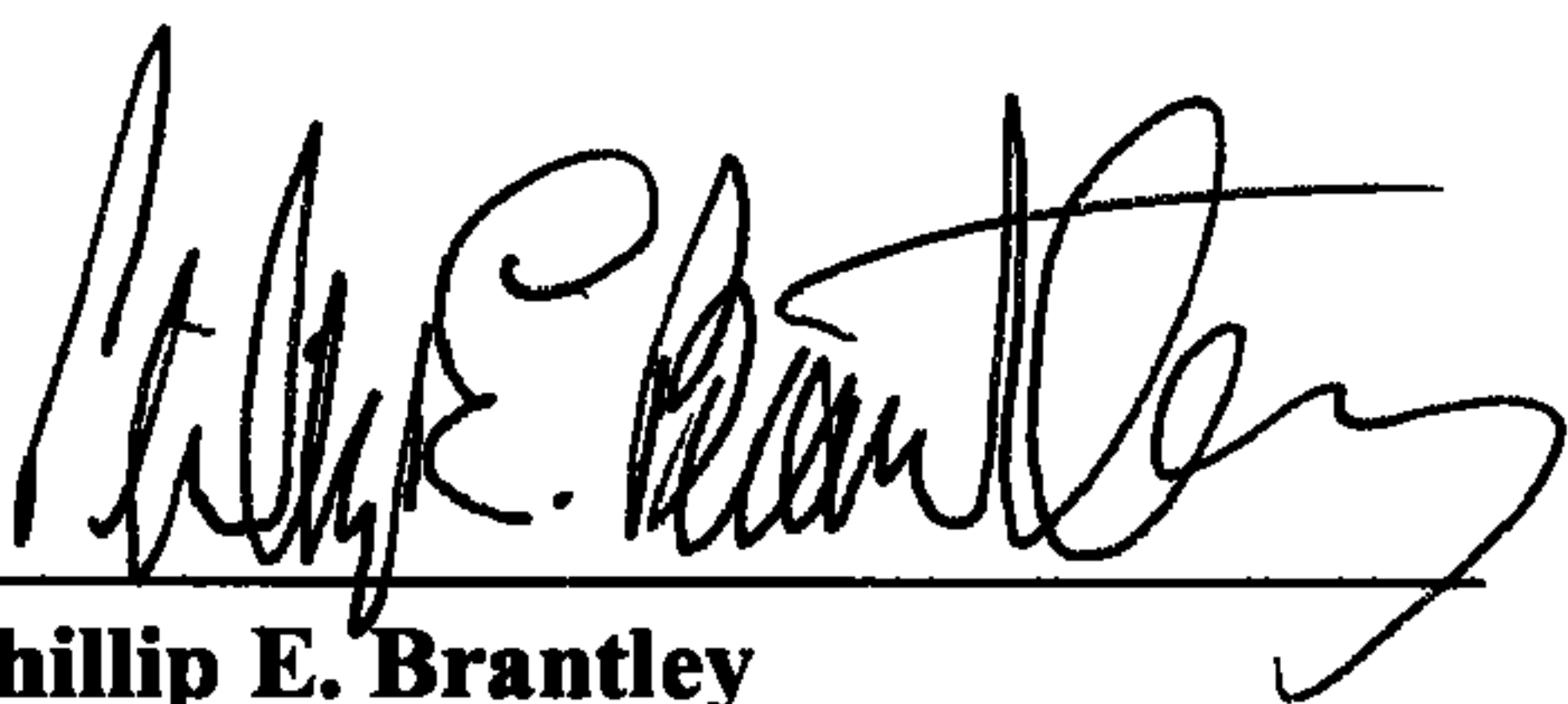
**Mary P. Brantley is one and the same person as Mary Pauline Brantley.**

Azucena Mayo Chavez is one and the same person as Azucena Mayo Chaves.

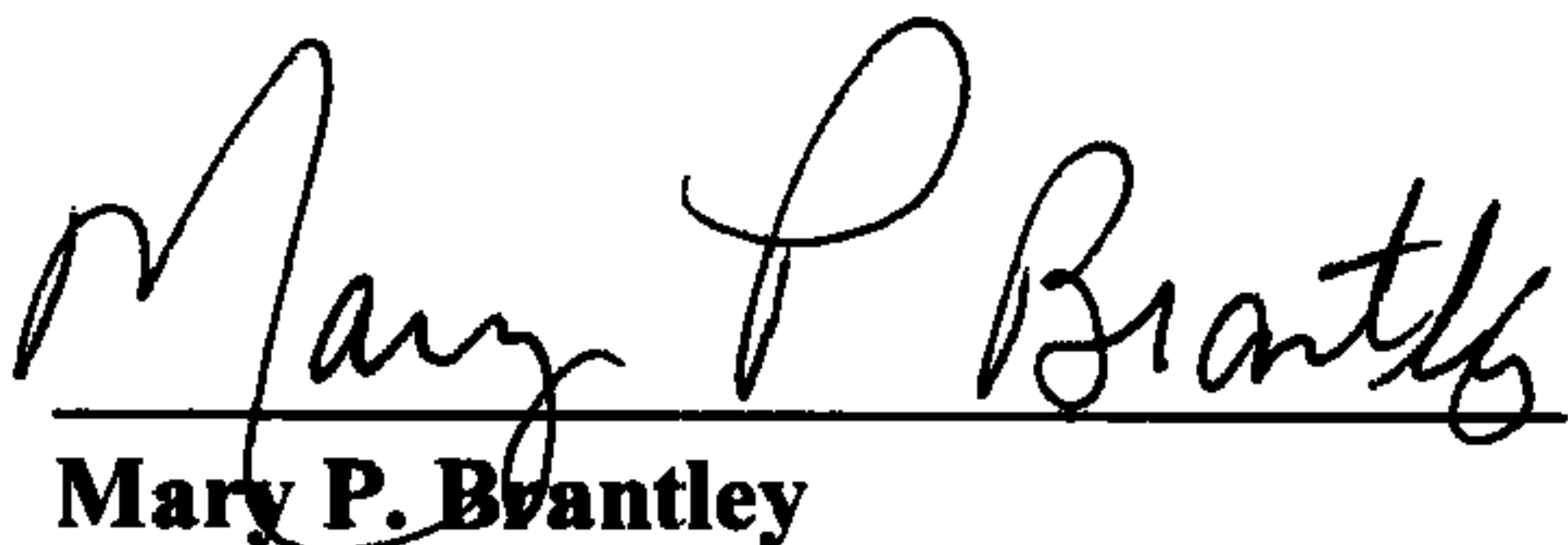
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 6th day of December, 2024.



**Phillip E. Brantley**




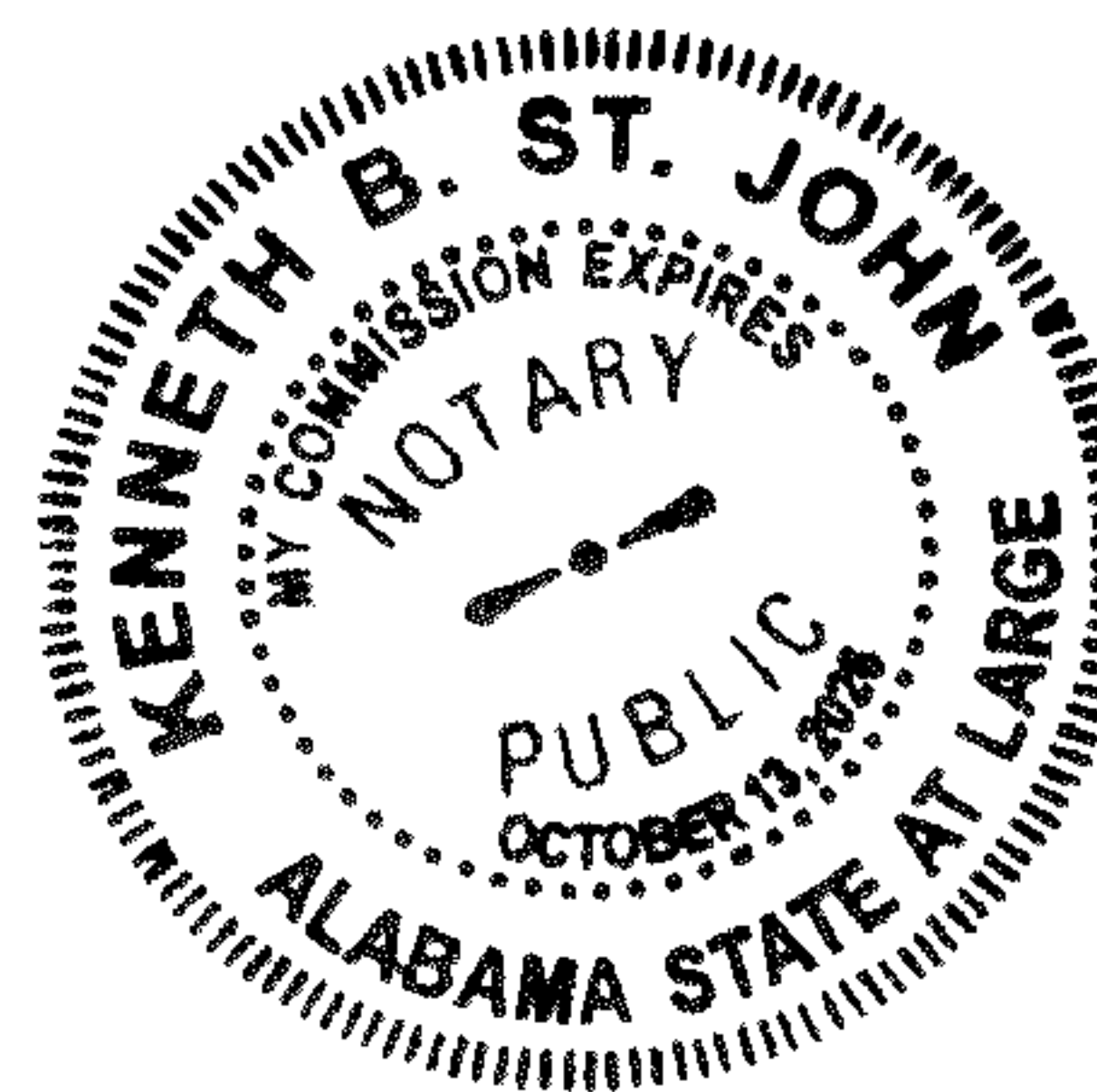
**Mary P. Brantley**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Phillip E. Brantley and Mary P. Brantley** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2024.

  
Notary Public  
Print Name: Kenneth B. St. John  
My Commission Expires: 10/13/2026





**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Phillip E. Brantley and	Grantee's Name	Gregorio Meza and
Mailing Address	Mary P. Brantley	Mailing Address	Azucena Mayo Chavez
	2145 North Grande View Lane		455 Hwy 270
	Maylene, AL 35114		Maylene AL 35114
Property Address	Two parcels on Highway 270	Date of Sale	December 6, 2024
	Maylene, AL 35114	Total Purchase Price	\$ 190,000.00
	Parcel ID 23-3-08-0-001-011.000	or	
	Parcel ID 23-3-08-0-001-011.001	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 12/6/2024

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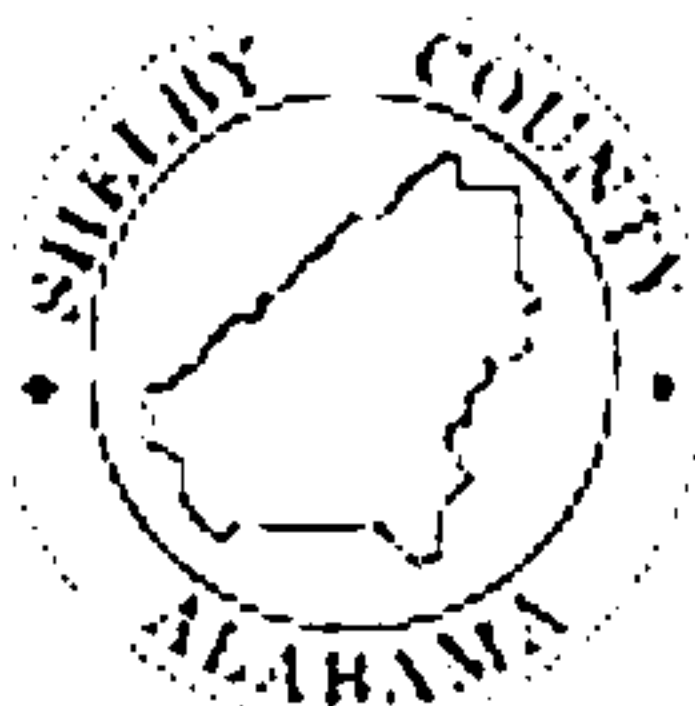
☐ Unattested

Sign [Signature]

(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**  
**12/09/2024 01:20:35 PM**  
**\$224.00 BRITTANI**  
**20241209000378200**

*Alvin S. Bayl*