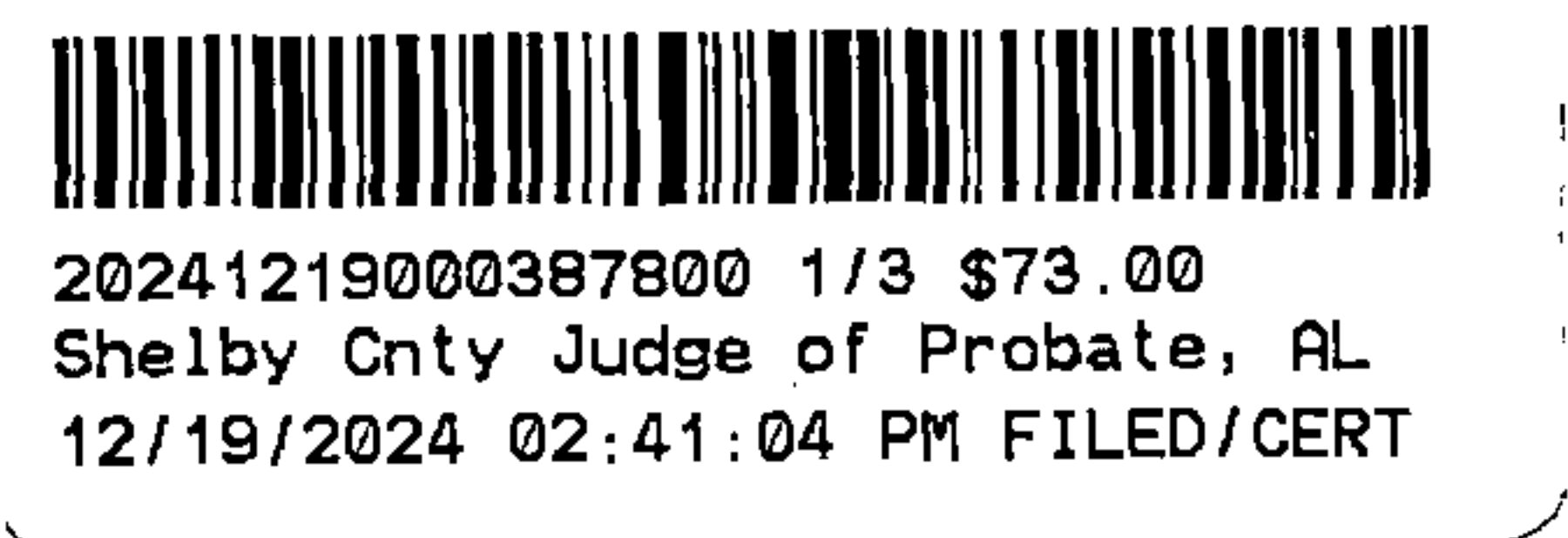


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Lindsey Magno Bautista
352 Lane Park Trl
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$45,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Larry Pickett, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Lindsey Magno Bautista** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

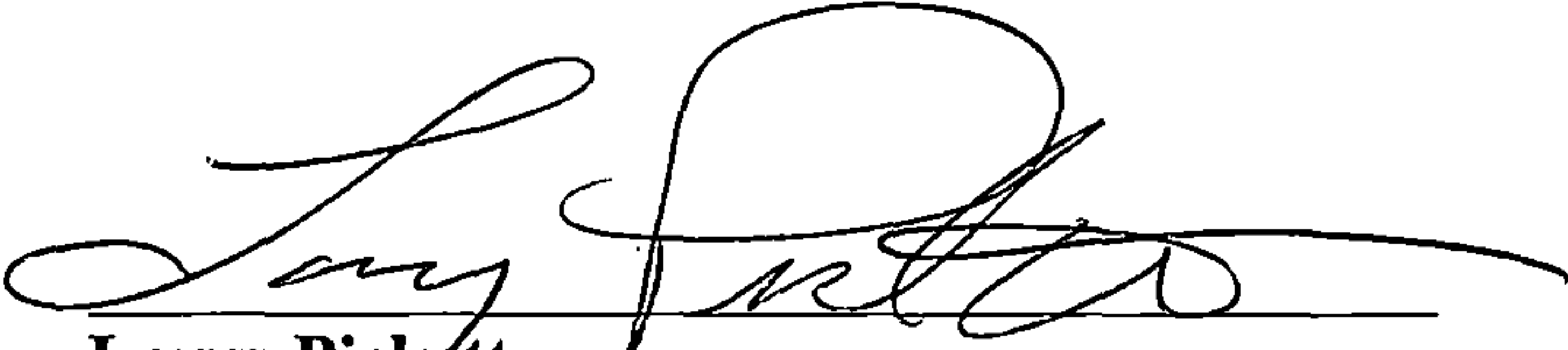
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

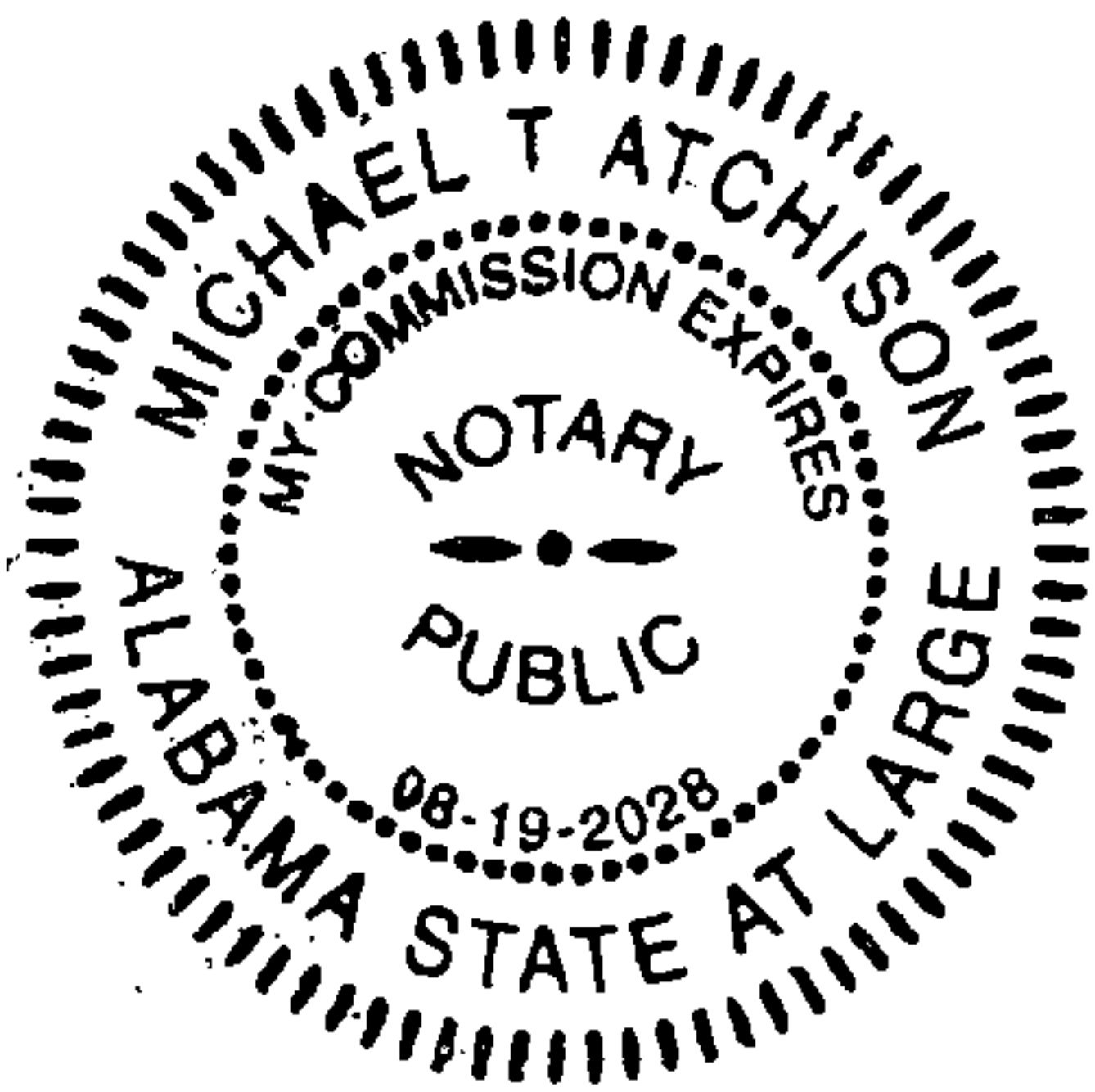
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of December, 2024.

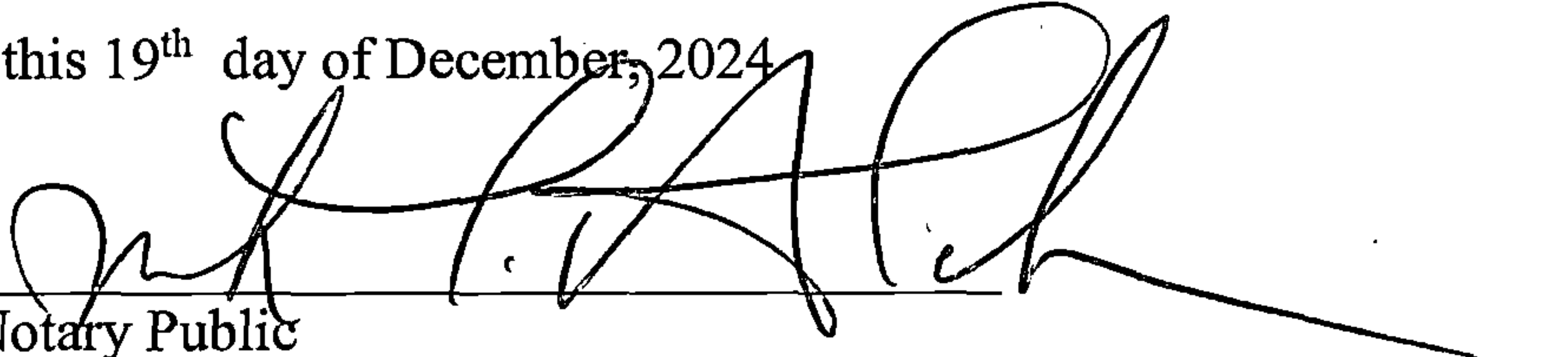

Larry Pickett

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Larry Pickett**, whose name is 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2024




Notary Public
My Commission Expires: 8-19-2028

Shelby County, AL 12/19/2024
State of Alabama
Deed Tax: \$45.00

EXHIBIT A
LEGAL DESCRIPTION



20241219000387800 2/3 \$73.00
Shelby Cnty Judge of Probate, AL
12/19/2024 02:41:04 PM FILED/CERT

Commence at the SE Corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence N02°50'00"W a distance of 1067.40' to the POINT OF BEGINNING; thence continue N02°50'00"W a distance of 128.18'; thence S83°08'38"W a distance of 783.20' to the Easterly R.O.W. line of Egg and Butter Road; thence S15°11'13"E and along said R.O.W. line a distance of 128.90'; thence N83°10'07"E and leaving said R.O.W. line a distance of 755.53' to the POINT OF BEGINNING

Real Estate Sales Validation Form

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

Grantor's Name Larry Pickett Grantee's Name Lindsay Magnus Bastista
Mailing Address 115 Nelson Walker Rd Mailing Address 352 Lane Park Tr 1
Columbiana, AL 35051 Maylene, AL 35114

Property Address 1161 Egg + Butter Rd Date of Sale 12-19-24
Columbiana, AL 35051 Total Purchase Price \$ 45,000
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 12-19-24

Unattested

(verified by)

Print Larry Pickett
Sign Larry Pickett
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1