

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Estela Ruiz Sanchez
13784 Hwy 17
Montevallo, AL 35115

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this January 23, 2025, That for and in consideration of **TEN AND NO/100 (\$10.00)** **DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GRANTORS BRICIO RUIZ MARTINEZ and ESTELA RUIZ SANCHEZ, husband and wife, and CECILIA RUIZ, an unmarried woman**, (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **ESTELA RUIZ SANCHEZ and CECILIA RUIZ**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Commencing at the SW corner of the SW ¼ of the NW ¼ of Section 4, Township 22 South, Range 3 West; Shelby County, Alabama; thence North 4 deg. 46 min. 14 sec. West and run along the West line of said ¼ - ¼ Section for a distance of 575.96 feet; thence North 87 deg. 31 min. 45 sec. East and run a distance of 1779.90 feet to the point of beginning; thence continue along the last described course a distance of 210.00 feet to the Northwesterly right of way line of Shelby County Highway No. 17 (80 foot right of way); thence South 19 deg. 46 min. 36 sec. East and run along said right of way a distance of 210.00 feet; thence South 87 deg. 31 min. 45 sec. West and leaving said right of way, run a distance of 210.00 feet; thence North 19 deg. 46 min. 36 sec. West and run a distance of 210.00 fee to the point of beginning.

Parcel Identification No.: 27-2-04-0-002-013.000

Street Address: 13784 Highway 17, Montevallo, AL 35115

Subject to:

1. General and special taxes or assessments for the year 2025 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

NO TITLE OPINION RENDERED NOR REQUESTED WHEN PREPARING THIS DEED

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, Grantee's heirs and assigns forever. for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

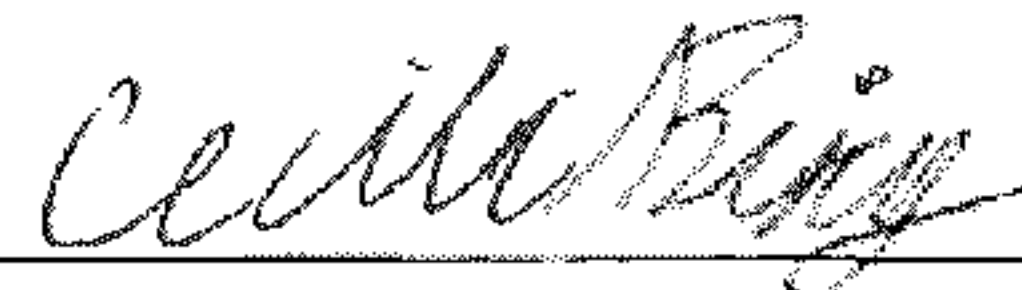
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, 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 **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of January 23, 2025.

GRANTORS:



Bricio Ruiz Martinez



Cecilia Ruiz

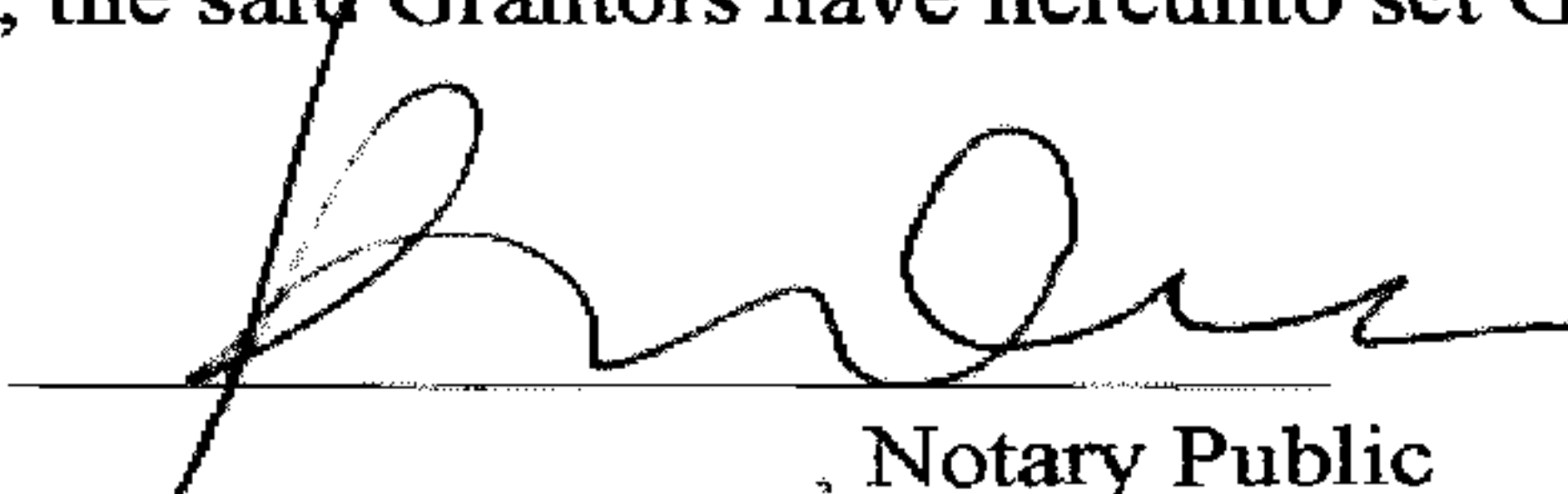


Estela Ruiz Sanchez

**STATE OF ALABAMA
COUNTY OF SHELBY**

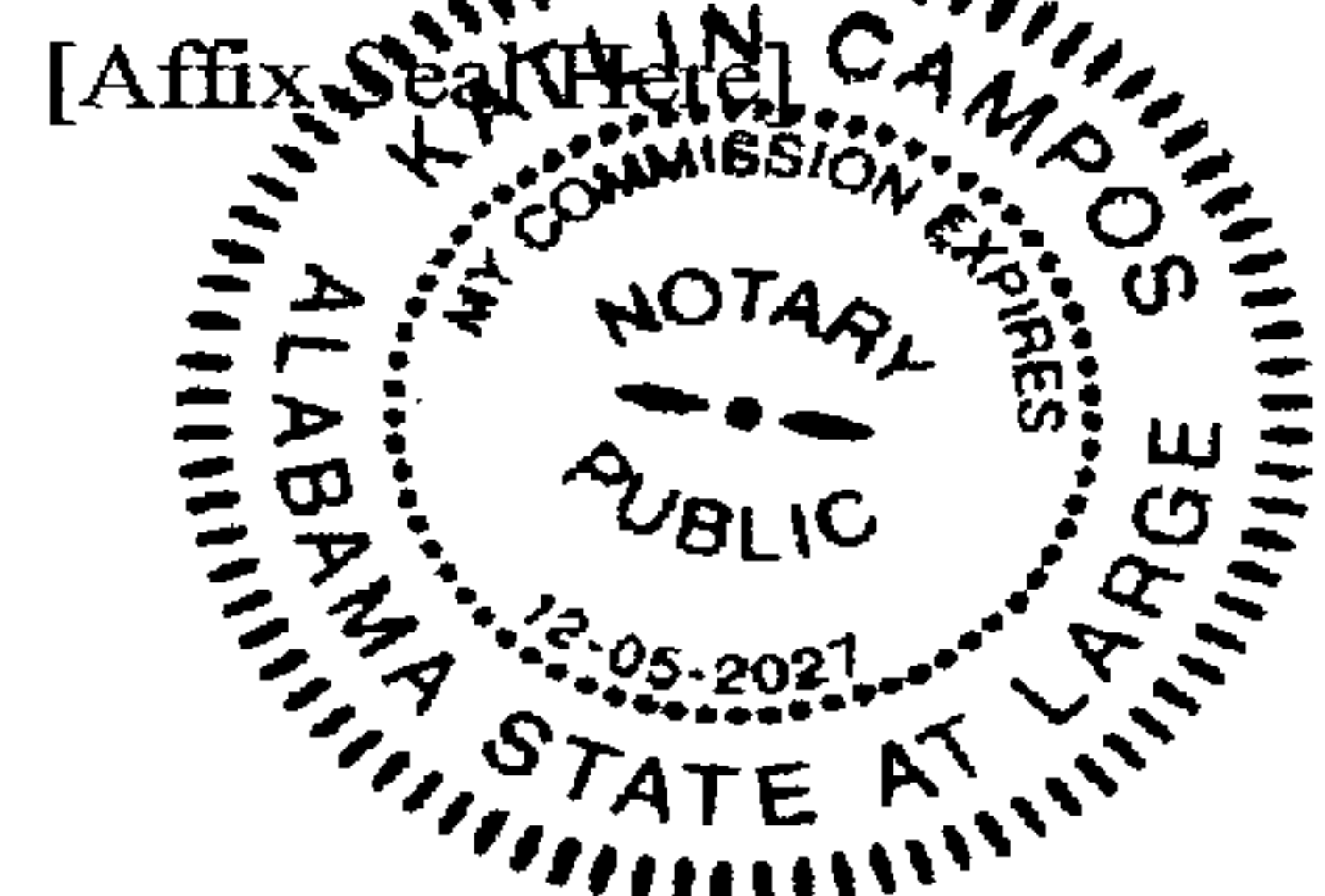
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Bricio Ruiz Martinez and Estela Ruiz Sanchez and Cecilia Ruiz, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Bricio Ruiz Martinez and Estela Ruiz Sanchez and Cecilia Ruiz each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of January 23, 2025.



Notary Public

My Commission Expires: 12/14/27





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/20/2025 01:04:48 PM
 \$91.00 JOANN
 20250220000050280

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 Bricio Ruiz Martinez
 Mailing Address Estela Ruiz Sanchez
Cecilia Ruiz 13784 Hwy 17
Montevallo, AL 35115

Grantee's Name Estela Ruiz Sanchez
 Mailing Address Cecilia Ruiz
13784 Hwy 17
Montevallo, AL 35115

Property Address 13784 Highway 17
Montevallo, AL 35115

Date of Sale 1/23/25
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 61,800.00

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 Estate Planning
☐ 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 1/23/25

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1