

This Instrument was Prepared by:

Send Tax Notice To: Asuncion Gutierrez

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

8397 Highway 155  
Monteville AL 35115

File No.: MV-25-30381

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Two Thousand Dollars and No Cents (\$142,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kalup Shotts, a married man and Michael Allen, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Asuncion Gutierrez** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**No part of the homestead of the grantors herein or spouse, if any.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of April, 2025.

Kalup Shotts  
Kalup Shotts

Michael Allen  
Michael Allen

State of Alabama

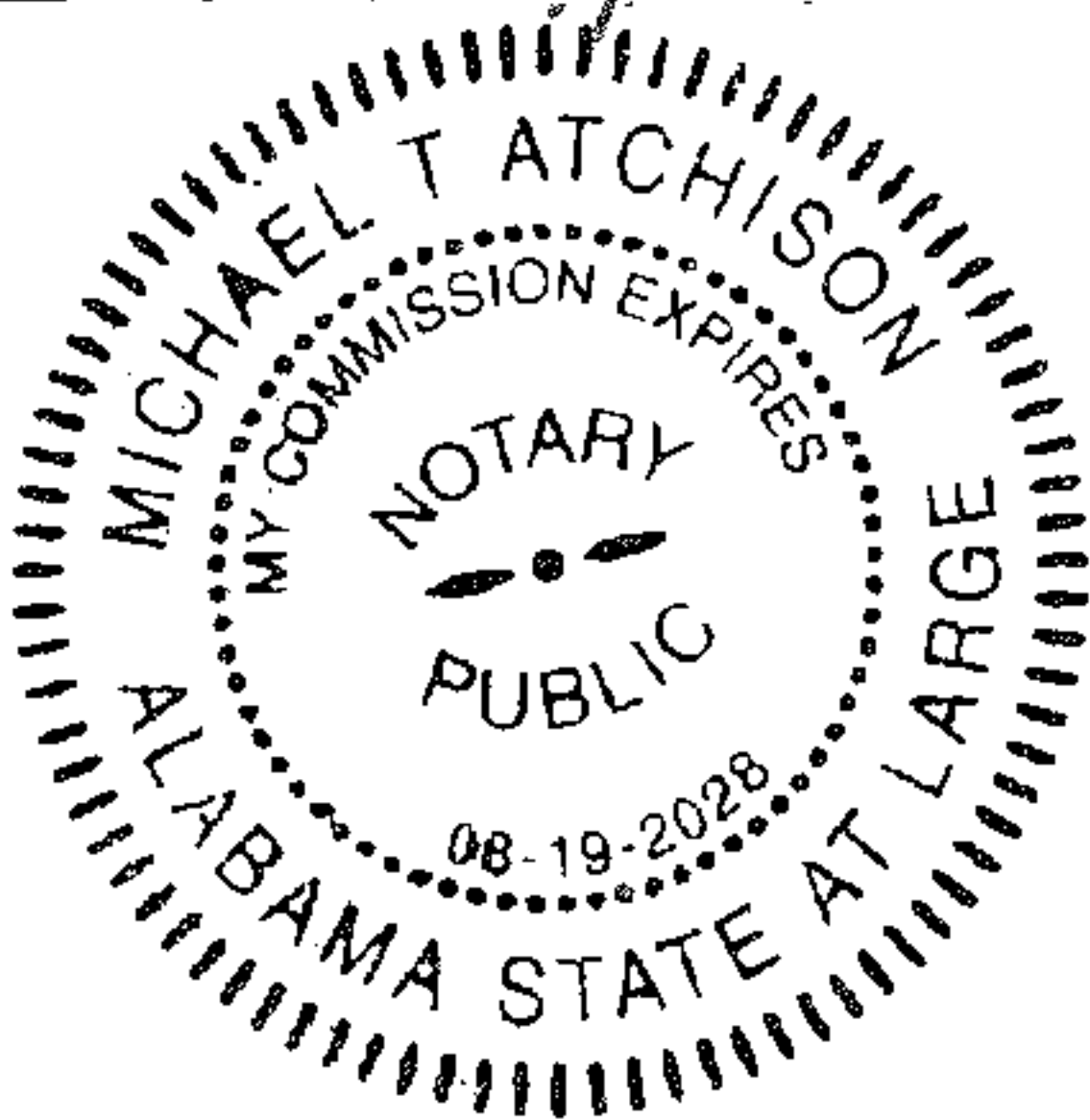
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kalup Shotts and Michael Allen, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of April, 2025.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 8-19-28



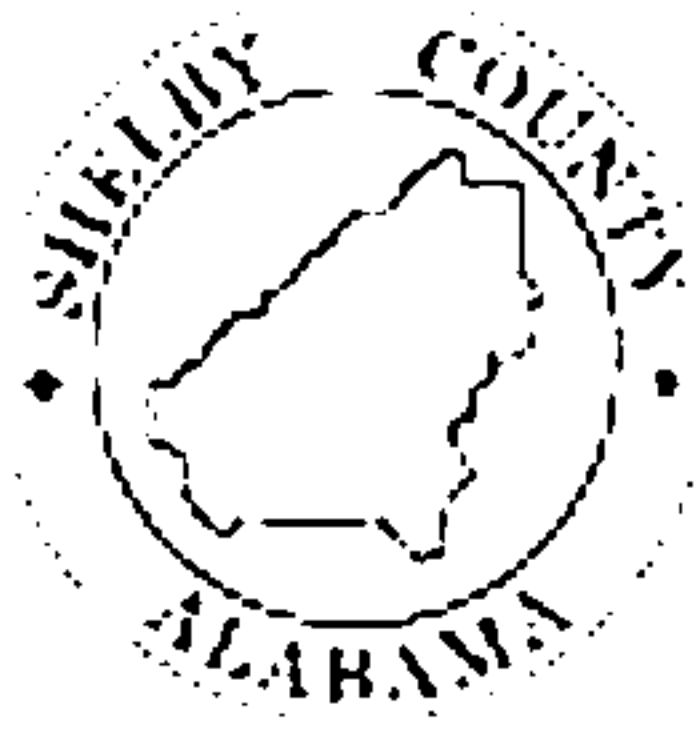
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1

Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama; thence N03°27'46"W a distance of 732.00' to the POINT OF BEGINNING; thence N06°00'30"W a distance of 153.06' to the Southwesterly R.O.W. line of Alabama Highway 155, thence N51°19'16"W and along said R.O.W. line a distance of 74.48', to a curve to the right, having a radius of 5050.00', subtended by a chord bearing of N51°02'16"W, and a chord distance of 49.93'; thence along the arc of said curve and along said R.O.W. line a distance of 49.93'; thence S56°35'43"W and leaving said R.O.W. line a distance of 216.42' to the Easterly R.O.W. line of Water Oak Street; thence S14°07'57"E and along said R.O.W. line a distance of 8.34', to a curve to the right, having a radius of 215.00', subtended by a chord bearing of S09°25'22"E, and a chord distance of 35.31'; thence along the arc of said curve and along said R.O.W. line a distance of 35.34'; thence S04°42'48"E and along said R.O.W. line a distance of 85.43'; thence N86°30'00"E and leaving said R.O.W. line a distance of 279.33' to the POINT OF BEGINNING.

Parcel 2

Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama; thence N03°27'46"W a distance of 732.00'; thence N06°00'30"W a distance of 153.06' to the Southwesterly R.O.W. line of Alabama Highway 155, thence N51°19'16"W and along said R.O.W. line a distance of 74.48', to a curve to the right, having a radius of 5050.00', subtended by a chord bearing of N51°02'16"W, and a chord distance of 49.93'; thence along the arc of said curve and along said R.O.W. line a distance of 49.93' to the POINT OF BEGINNING, said point being a compound curve to the right, having a radius of 5050.00', subtended by a chord bearing of N50°15'15"W, and a chord distance of 88.18'; thence along the arc of said curve and along said R.O.W. line a distance of 88.18'; thence N49°45'15"W and along said R.O.W. line a distance of 15.58' to the Southeasterly R.O.W. line of Water Oak Street; thence leaving said Highway 155 and along said Water Oak Street R.O.W. line, S52°33'41"W a distance of 16.41', to a curve to the right, having a radius of 225.00', subtended by a chord bearing of S61°27'42"W, and a chord distance of 69.62'; thence along the arc of said curve and along said R.O.W. line a distance of 69.90'; thence S70°21'42"W and along said R.O.W. line a distance of 33.67', to a curve to the left, having a radius of 25.00', subtended by a chord bearing of S32°18'19"W, and a chord distance of 30.82'; thence along the arc of said curve and along said R.O.W. line a distance of 33.21'; thence S05°45'03"E and along said R.O.W. line a distance of 20.01', to a curve to the left, having a radius of 185.00', subtended by a chord bearing of S09°56'30"E, and a chord distance of 27.04'; thence along the arc of said curve and along said R.O.W. line a distance of 27.06'; thence S14°07'57"E and along said R.O.W. line a distance of 60.27'; thence N56°35'43"E and leaving said R.O.W. line a distance of 216.42' to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/15/2025 08:10:20 AM  
 \$170.00 JOANN  
 20250415000111410

*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	Kalup Shotts Michael Allen	Grantee's Name	Asuncion Gutierrez
Mailing Address	<u>1670 Middle St</u> <u>Montevallo AL 35115</u>	Mailing Address	<u>8397 Hwy 155</u> <u>Montevallo, AL 35115</u>
Property Address	8397 Highway 155 Montevallo, AL 35115	Date of Sale	April 10, 2025
		Total Purchase Price	\$142,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 April 10, 2025

Print Kalup Shotts

**Unattested**

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one