

This Instrument was Prepared by:

Send Tax Notice To: Cecilia Barrios Millan

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

3734 Highway 26
Columbiana, AL 35057

File No.: S-25-30536

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Thousand Dollars and No Cents (\$190,000.00)**, 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, **William J Reddy and Michelle Reddy**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cecilia Barrios Millan**, (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.

\$110,000.00 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 3rd day of June, 2025.

William J Reddy
William J Reddy

Michelle Reddy
Michelle Reddy

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 William J Reddy and Michelle Reddy, 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 3rd day of June, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

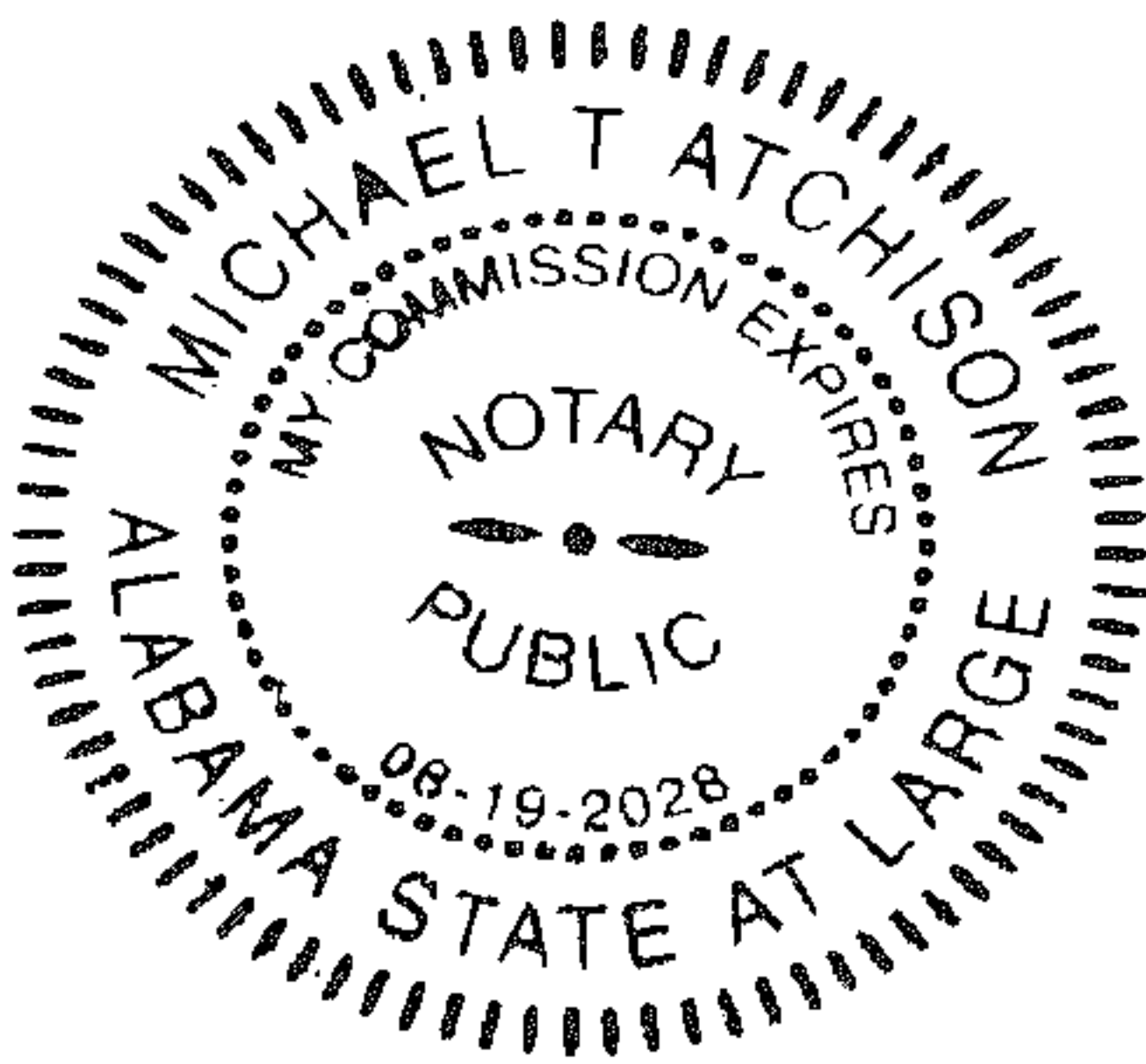


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A part of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West; thence run South along the East line of said 1/4-1/4 Section a distance of 186.72 feet; thence turn an angle of 46 degrees 56 minutes to the right and run a distance of 143.66 feet; thence turn an angle of 79 degrees 18 minutes to the right and run a distance of 215.76 feet; thence turn an angle of 64 degrees 59 minutes to the right and run a distance of 18.04 feet to the South right of way line of Alabama Highway No. 70; thence turn an angle of 80 degrees 29 minutes to the left and run along said right of way a distance of 92.86 feet; thence turn an angle of 11 degrees 42 minutes to the left and run along said right of way line a distance of 266.56 feet; thence turn an angle of 9 degrees 45 minutes to the left and run along said right of way line a distance of 137.60 feet to the point of beginning; thence continue Westerly along the Southern right of way line of Alabama Highway No. 70, a distance of 105 feet to a point; thence turn an angle of 67 degrees 06 minutes to the left and run Southerly a distance of 210 feet to a point; thence turn an angle of 92 degrees 39 minutes to the left and run a distance of 100 feet; more or less, to a point which is 210 feet in a Southerly direction from the point of beginning along the hereinafter described line and which said point is also the Southwesterly corner of the Hutsie Moore lot which was surveyed by Frank W. Wheeler, Alabama Registered Surveyor No. 3385, by survey dated April 5, 1969; thence turn to the left and run in a Northeasterly direction a distance of 210 feet to 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	William J Reddy Michelle Reddy	Grantee's Name	Cecilia Barrios Millan
Mailing Address	<u>x 747 Egg And Butter Rd</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>3734 Hwy 26</u> <u>Columbiana, AL 35057</u>
Property Address	<u>3734 Highway 26</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 03, 2025</u>
		Total Purchase Price	<u>\$190,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 June 03, 2025Print William J Reddy**Unattested**

Sign

William J Reddy

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2025 11:16:23 AM
\$218.00 BRITTANI
20250603000169130

*Brittani S. Boyd***Form RT-1**