

This Instrument Was Prepared By:
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Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Moises Mateo Areras
Maria del Carmen Padraza
609 Main Street
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY)
WARRANTY DEED

20250606000174180 1/3 \$204.00
Shelby Cnty Judge of Probate, AL
06/06/2025 11:43:57 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five thousand and 00/100 Dollars (\$5,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alejandro Sanchez, a married man**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Moises Mateo Areras and Maria del Carmen Padrazam** hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, however subject to the reservations set out herein to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A (The address is 609 Main Street, Montevallo, AL 35115)

Subject to all items of record.

Subject to: All easements, restrictions and rights of way of record.

NOTE: This property does NOT serve as homestead for Grantor. This instrument is prepared without benefit of title search.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, subject to the reservations herein, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenants with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 5th day of June, 2025.

GRANTORS

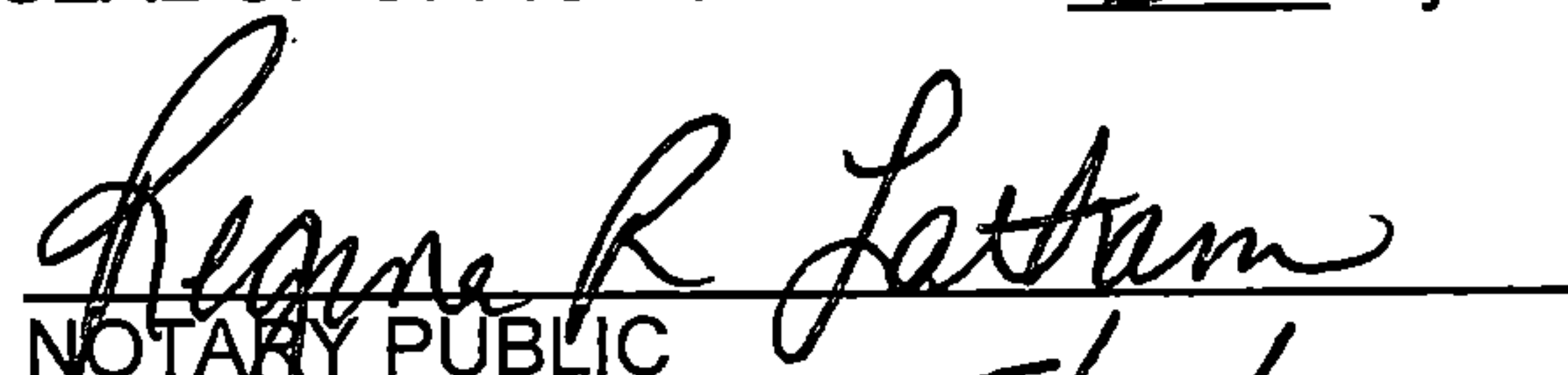

Alejandro Sanchez (L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)
ACKNOWLEDGMENT

Shelby County, AL 06/06/2025
State of Alabama
Deed Tax: \$176.00

I, Regina R Latham, a Notary Public for the State at Large, hereby certify that the above posted names, Alejandro Sanchez which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 5th day of June, 2025.


NOTARY PUBLIC
My Commission Expires: 5/17/2027

REGINA R LATHAM
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 17, 2027

REGINA R LATHAM
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY. 17, 2027



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Moises Mateo Exhibit A

Part of Lots 18 and 19, Block 16, according to the original plan of the Town of Montevallo, Alabama, more particularly described as follows:
Commence at the Southernmost corner of Lot 18, according to said original plan of the Town of Montevallo, and run thence Northeasterly along the Northwest boundary of Main Street a distance of 53 feet to the point of beginning; thence continue Northeasterly along said boundary of Main Street 24 feet; thence turn an angle of 90 deg. to the left and run thence Northwesterly 100 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 24 feet to a point; thence turn and angle of 90 deg. left and run thence Southeasterly 100 feet to point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Alejandro Sanchez Grantee's Name Moises Mateo Areras
Mailing Address 451 Smokey Rd Mailing Address MARIA del CARMEN PADRAZ
ALABASTER AL 35007 609 MAIN ST
MONTEVALLO AL 35115
Property Address 609 MAIN ST Date of Sale 6/5/2025
MONTEVALLO AL 35115 Total Purchase Price \$ 176,000
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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other Assessed

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 a

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 06/05/25

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1