


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

This instrument was prepared by:  
**Mike T. Atchison**  
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P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

  
20250610000177950 1/3 \$78.00  
Shelby Cnty Judge of Probate, AL  
06/10/2025 01:04:03 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$50,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Helen Smith, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Jamie Perez Candia and Alejandro Reynosa Obispo** (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.

The Grantor herein the surviving grantee in Instrument No. 19910530000535160  
No part of the homestead of the Grantor herein or spouse if any.

**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 27<sup>th</sup> day of May 2025.

  
Helen Smith

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Helen Smith**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of May 2025.



  
Notary Public  
My Commission Expires:

Shelby County, AL 06/10/2025  
State of Alabama  
Deed Tax: \$50.00



20250610000177950 2/3 \$78.00  
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**EXHIBIT A – LEGAL DESCRIPTION**

A 240 foot strip along East Line of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 32, Township 21 South, Range 1 West, described as Begin at SE corner of said ten acres and run West along South line a distance of 240 feet; thence run North 660 feet to the North line of said ten acres; thence run East 240 feet to the NE corner of said ten acres; thence run South 660 feet to point of beginning; containing approximately 3 $\frac{1}{2}$  acres.



# Real Estate Sales Validation Form

20250610000177950 3/3 \$78.00  
Shelby Cnty Judge of Probate, AL  
06/10/2025 01:04:03 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name Helen Smith  
Mailing Address 1294 Hwy 315  
Columbiana AL 35051

Grantee's Name Alejandro Reynosa Obispo  
Mailing Address 557 Hwy 315  
Columbiana AL 35051

Property Address 17681 Hwy 25  
Columbiana AL 35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$50,000.00

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)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 05/27/2025

Print Helen Smith

Unattested

Sign Helen Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one