



20250905000273080 1/3 \$56.50
Shelby Cnty Judge of Probate, AL
09/05/2025 10:30:01 AM FILED/CERT

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Amity Moreno
Connie Garcia

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of Twenty Eight Thousand Five Hundred and 00/100 Dollars (\$28,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, RANDALL DEAN WHITE, a single individual (herein referred to as GRANTOR) do hereby grant, bargain, sell and convey unto AMITY MORENO and CONNIE GARCIA, husband and wife (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for himself and for his heirs, successors and assigns covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs, successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

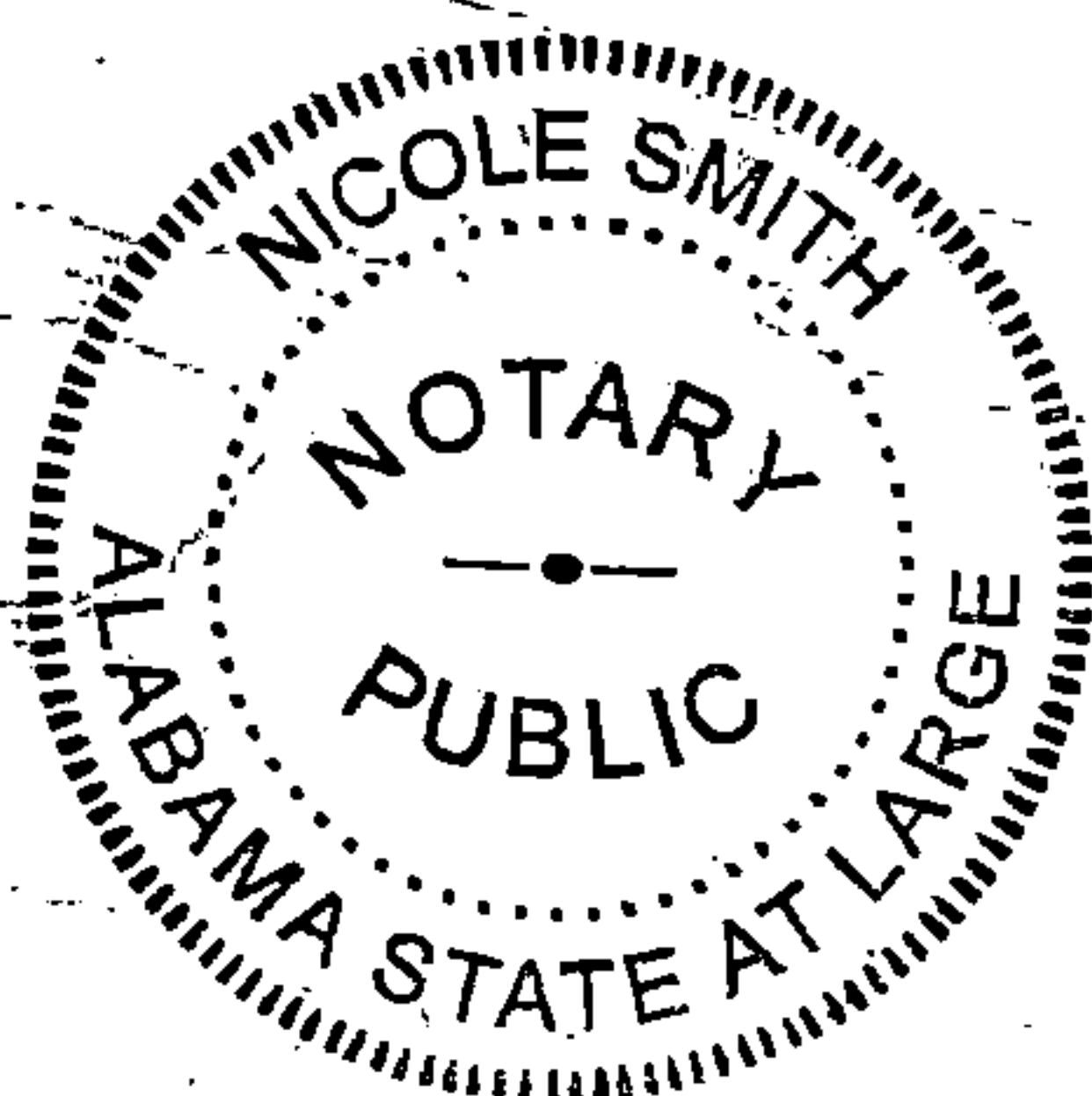
IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal this the 23rd day of December, 2024.

Randall Dean White
Randall Dean White

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randall Dean White, 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 the 23rd day of December, 2024



Nicole Smith
NOTARY PUBLIC
My Commission Expires 04-02-2028

Shelby County, AL 09/05/2025
State of Alabama
Deed Tax: \$28.50



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EXHIBIT "A"

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 23, Tp 24 N, R-15-E; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 533.96 feet to the point of beginning; thence turn an angle of 92 deg. 13.6 min. to the right and run West a distance of 1317.57 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 92 deg. 35.6 min. to the left and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 260.58 feet; thence turn an angle of 87 deg. 07.6 min. to the left and run East a distance of 1316.19 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 92 deg. 30.4 min. to the left and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 266.98 feet to the point of beginning.

Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 24 North, Range 15 East, 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
Mailing Address

Randall Dean White
4385 Heritage Rd.
Birmingham AL 35242

Grantee's Name
Mailing Address

Amity Moreno and Connie Garcia
8448 Hwy 47 lot #2
Shelby AL 35143

Property Address

NO address yet

Date of Sale

Total Purchase Price

\$ 28,500.00

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)

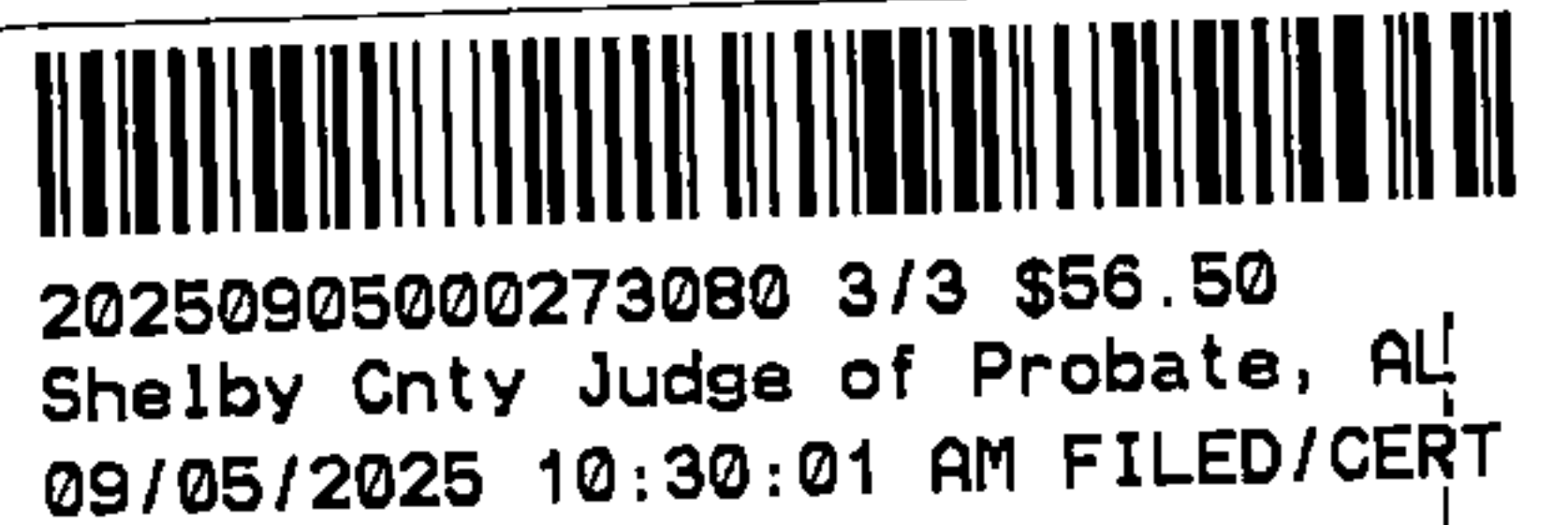
☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other

☐ 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 9/5/25

Unattested

(verified by)

Print

Amity Moreno Connie Garcia

Sign

Amity Moreno Connie Garcia
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1