

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Vestavia Hills, AL 35216

SEND TAX NOTICE TO:
WILBER CRISTOBAL TREJOS MEJIA
289 CLAY PIT ROAD
MONTEVALLO, AL 35115

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Foty Five Thousand and 00/100 Dollars (\$145,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, CESAR OTONIEL VALLE CASTILLO, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto WILBER CRISTOBAL TREJOS MEJIA AND IRIS BEATRIZ VALLE CASTILLO (herein referred to as "Grantees"), AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP all of his/her right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

A parcel of land situated in the SW ¼ of the SE ¼ of Section 20, Township 22 South, Range 2 West, City of Calera, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of above said Section, Township and Range; thence N90°00'00" W, a distance of 1,563.17' to a point lying on the Northeasterly ROW line of Shelby County Highway 63, 60' ROW, said point also being the beginning of a non-tangent curve to the left, having a radius of 2,439.88', a central angle of 01°35'47", and subtended by a chord which bears N31°33'09"W, and a chord distance of 67.98'; thence along the arc of said curve and said ROW line, a distance of 67.98' to the point of beginning; thence continue northwesterly along said curve through a central angle of 07°04'59", and subtended by a chord which bears N35°53'32"W, and a chord distance of 301.43'; thence along the arc of said curve and said ROW line, a distance of 301.63'; thence N39°26'02"W and along said ROW line, a distance of 77.78'; thence N74°12'59"E and leaving said ROW line, a distance of 440.40'; thence S33°56'58"W, a distance of 49.26'; thence S17°26'15"E, a distance of 46.34'; thence S57°45'52"E, a distance of 56.18'; thence S12°58'21"W, a distance of 54.65'; thence S22°12'53"W, a distance of 92.23'; thence S03°11'40"E, a distance of 42.80'; thence S19°07'42"E, a distance of 39.58'; thence S65°41'20"W, a distance of 219.23' to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restriction of record, and other matters which may be viewed by observation.

\$116,000.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto his/her hands and seals, this 30th day of SEPTEMBER, 2025.

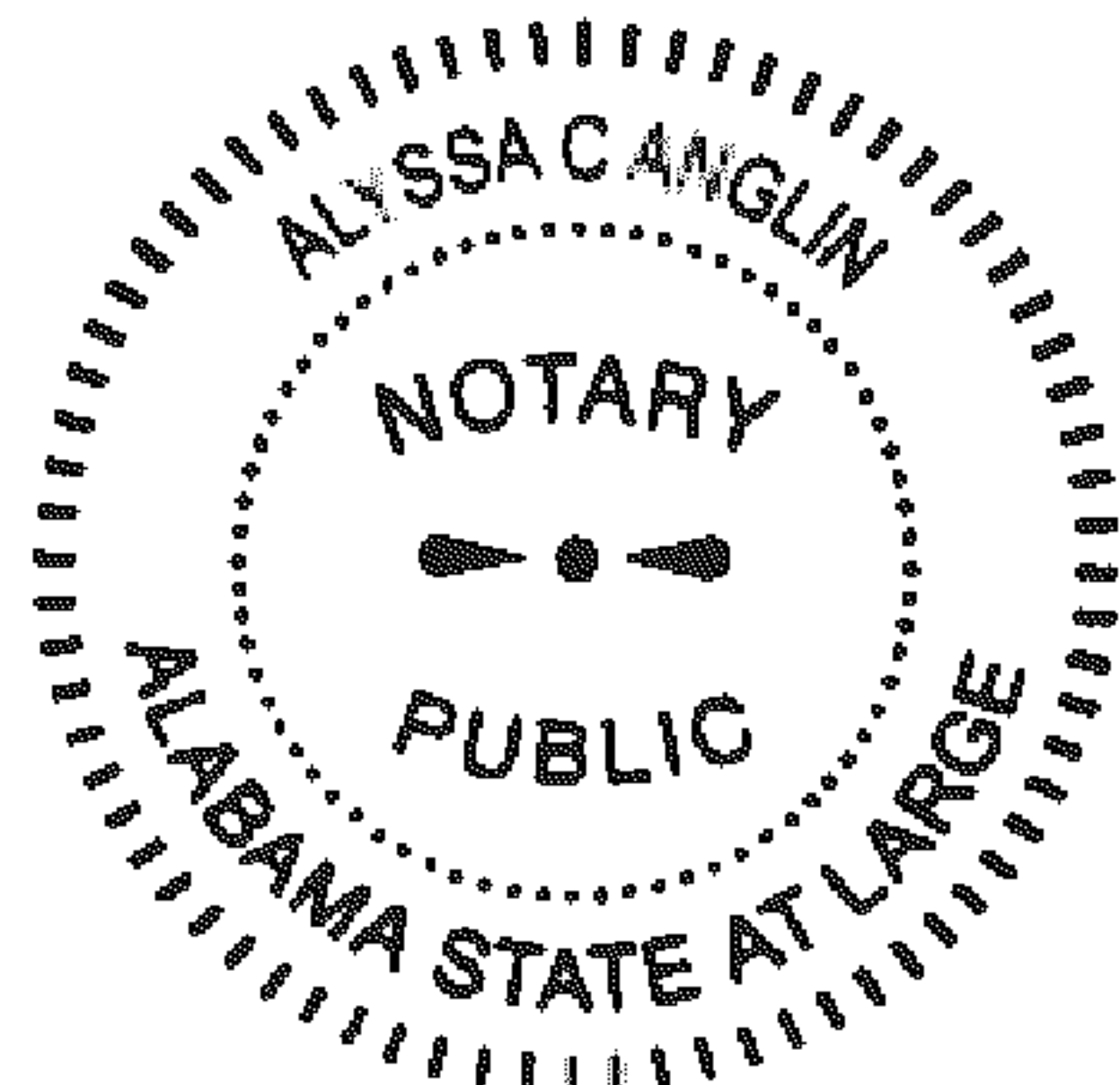


CESAR OTONIEL VALLE CASTILLO

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CESAR OTONIEL VALLE CASTILLO, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of SEPTEMBER, 2025.



Alyssa Anglin
Notary Public

My Commission Expires: 6/4/2029

Real Estate Sales Validation Form

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

Grantor's Name CESAR OTONIEL VALLE CASTILLO
Mailing Address C/O GEORGE M. VAUGHN
2820 COLUMBIANA ROAD, STE 100
VESTAVIA HILLS, AL 35216

Grantee's Name WILBER CRISTOBAL TREJOS MEJIA
Mailing Address 289 CLAY PIT ROAD
MONTEVALLO, AL 35115

Property Address 44 HIGHWAY 63
CALERA, AL 35040

Date of Sale 9/30/2025
Total Purchase Price \$ 145,000.00

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
- ☐ 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 9/30/2025

Print GEORGE M. VAUGHN

☐ Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2025 02:02:03 PM
\$57.00 KELSEY
20250930000299240

Allen S. Bayl