



20251001000300480 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
10/01/2025 10:16:10 AM FILED/CERT

This instrument was prepared by:

Abby's Investments, LLC

PO Box 1363

Columbiana, AL 35051

send Tax Notice to:

Juan Velazquez Garcia

138 Overland Rd. apt 8

Montevallo, AL 35115-4930

Warranty Deed

State of Alabama)

County of)

Know all men by these presents, That in consideration of **one hundred and No/00 Dollars (\$100)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Abby's Investments, LLC, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Juan Arturo Velazquez Garcia, a single man, (herein referred to as grantee, whether one or more)** the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 23. Township 21 South, Range 1 West, and run thence West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet to the point of beginning; thence continue along last described course a distance of 450 feet; thence turn left and run South 4 deg. 30 min. East a distance of 105 feet; thence turn left and run East parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 450 feet, more or less, to a point 210 feet West of the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 105 feet, more or less, to the point of beginning.

(No survey furnished. Description supplied by parties.)

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 Grantee, 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/01/2025
State of Alabama
Deed Tax: \$18.00



20251001000300480 2/3 \$46.00
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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of September 2025.

President

STATE OF ALABAMA

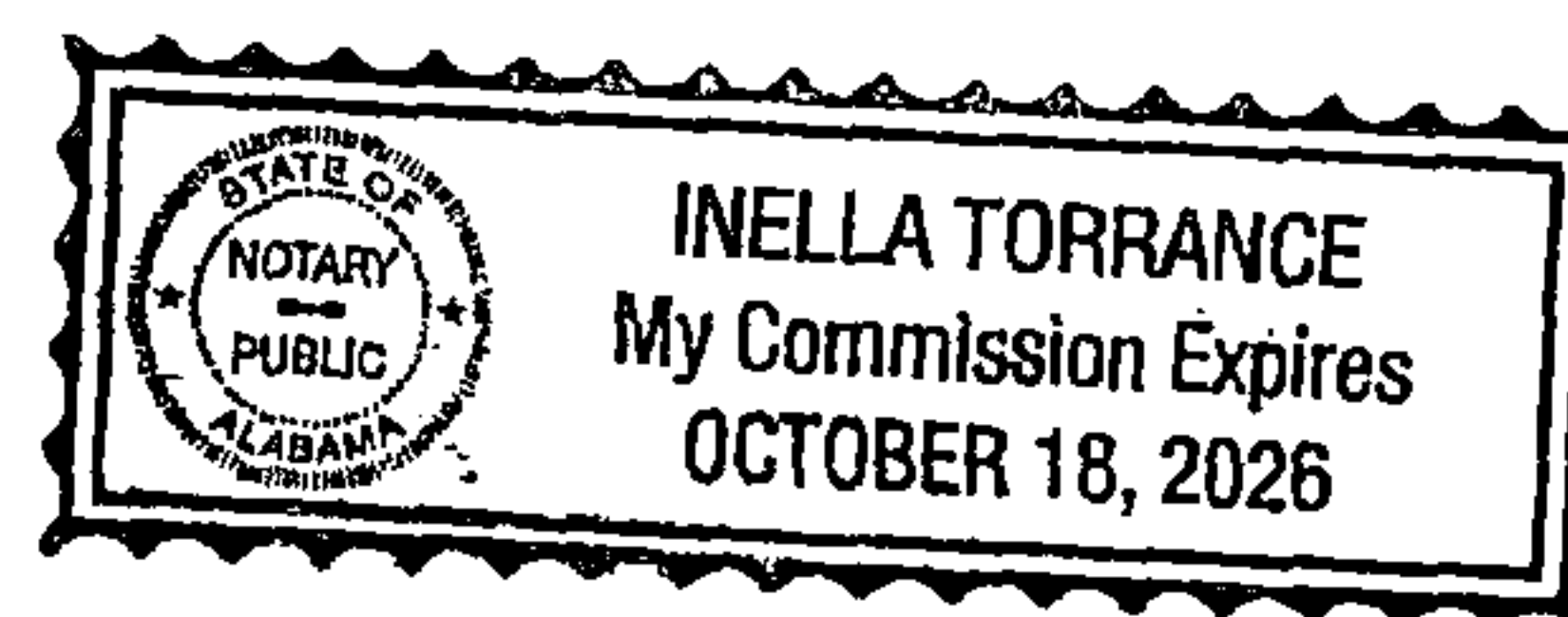
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Abby's Investments, LLC. Who 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of September, ~~20205~~ 2025

Notary Public

My Commission Expires: Oct. 18, 2025



Real Estate Sales Validation Form

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

Grantor's Name Abby's Investments, LLC
Mailing Address PO Box 1363
Columbiana, AL 35051

Grantee's Name Juan Velazquez Garcia
Mailing Address 138 Overton Rd. Apt 8
Montevallo AL 35115

Property Address HUB LEE ROAD
PARCEL 4

Date of Sale

Total Purchase Price \$18,000

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

☐ 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

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 _____

Unattested

(verified by)

Print

Juan A. Velazquez

Sign

Juan A. Velazquez

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1