

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

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


20251120000356830 1/3 \$94.00
Shelby Cnty Judge of Probate, AL
11/20/2025 02:24:38 PM FILED/CERT

Send Tax Notice to:
Annabelle Arguello
Jonathan McSwain
1746 Ashville Rd
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration SIXTY FIVE THOUSAND NINE HUNDRED DOLLARS NO/00 (\$65,900.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we *Annabelle Arguello, a Single woman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Annabelle Arguello and Jonathan McSwain, as joint tenants with right of survivorship* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit 'A' Legal Description

SUBJECT TO:

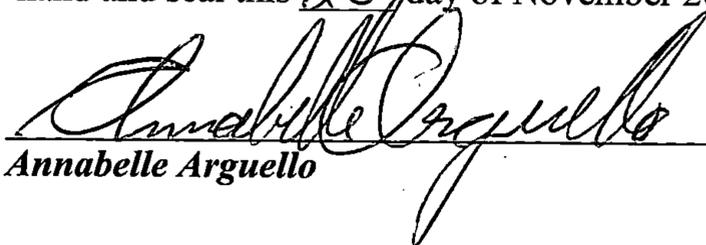
1. Ad valorem taxes due and payable October 1, 2025
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of grantor or spouse

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

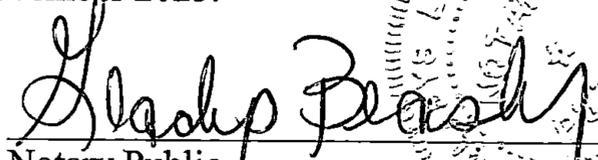
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of November 2025.


Annabelle Arguello

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Annabelle Arguello*, 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 20 day of November 2025.


Notary Public
My Commission Expires:  My Commission Expires May 11, 2026

Shelby County, AL 11/20/2025
State of Alabama
Deed Tax: \$66.00

EXHIBIT "A"
LEGAL DESCRIPTION



20251120000356830 2/3 \$94.00
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A tract of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East for a distance of 375.00 feet to the POINT OF BEGINNING; thence continue North 90 degrees 00 minutes 00 seconds East for a distance of 90.40 feet; thence North 28 degrees 15 minutes 44 seconds West for a distance of 84.05 feet; thence North 49 degrees 57 minutes 32 seconds West for a distance of 248.64 feet to the southeasterly R.O.W. line of Ashville Road; thence South 34 degrees 06 minutes 20 seconds West and along said R.O.W. line for a distance of 68.76 feet; thence South 45 degrees 12 minutes 06 seconds East and leaving said R.O.W. line for a distance of 251.28 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated February 13, 2019.

Subject to an easement for a driveway fronting Highway 119, described as follows:

Begin at the most northerly corner of said described property and run southeasterly 100.0 feet; thence 90 degrees 00 minutes and southwesterly 6.0 feet; thence right 90 degrees 00 minutes and southwesterly 6.8 feet; thence right 90 degrees 00 minutes and run northwesterly 100.0 feet; thence right 90 degrees 00 minutes and run northeasterly 6.0 feet to point of beginning; being situated in Shelby County, Alabama.

Less and Except any portion of subject property lying South of Section 16.

All 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 Annabelle Arguello
Mailing Address 1746 Ashville Road
Montevallo AL 35115

Grantee's Name Annabelle Arguello Jonathan M. S. [unclear]
Mailing Address 1746 Ashville Rd
Montevallo AL 35115

Property Address 1746 Ashville Rd
Montevallo AL 35115

Date of Sale _____
Total Purchase Price \$ _____
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 1/2 Tax Value

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,

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 _____

Print Annabelle Arguello
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

