



20140515000146820 1/3 \$220.00
 Shelby Cnty Judge of Probate, AL
 05/15/2014 11:19:00 AM FILED/CERT

This instrument prepared by:
 R. Timothy Estes, Esq.
 Estes, Sanders & Williams, LLC
 4501 Pine tree Circle
 Vestavia Hills, Alabama 35243

Send Tax Notice To:
 Brett A Sutton

WARRANTY DEED

Joint Tenants with Rights of Survivorship

florida
 STATE OF ~~ALABAMA~~

COUNTY OF ~~SHELBY~~

Miami Dade

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of ~~Seven~~ *Seventy* Hundred Ninety Thousand and 00/100 (\$790,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we

Alfredo Gonzalez Jr and Martha T Gonzalez, Husband and Wife (herein referred to as GRANTORS, whether one or more) does grant, bargain, sell and convey unto

Brett A Sutton and Pamela M. Sutton (herein referred to as GRANTEES, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 913, according to the Survey of Greystone Legacy 9th Sector, as recorded in Map Book 32, Page 44 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$300,000.00 of the above purchase price was paid from the proceeds of a first mortgage loan closed simultaneously herewith.

\$290,000.00 of the above purchase price was paid from the proceeds of a second mortgage loan closed simultaneously herewith being subordinate to the first mortgage.

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 and for my/our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I/we am 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the ____ day of April, 2014.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal, this the *29th* day of April, 2014.

 Alfredo Gonzalez Jr

Martha T Gonzalez

 Martha T Gonzalez

STATE OF)
 COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alfredo Gonzalez Jr whose names 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, the ____ day of April, 2014

SEAL

 Notary Public
 My Commission Expires:

Shelby County, AL 05/15/2014
 State of Alabama
 Deed Tax: \$200.00

14-0174

STATE OF Florida
COUNTY OF Miami-Dade

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martha T. Gonzalez** whose names 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 she executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the 29th day of April, 2014

SEAL

Keri Ann Melendez
Notary Public
My Commission Expires: 10/23/17



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Real Estate Sales Validation Form

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

Grantor's Name Alfredo Gonzalez Jr and Martha T Gonzalez Grantee's Name Brett A Sutton and Pamela M. Sutton
• Mailing Address (M.T.G.) 200 Biscayne Blvd Way, Miami, FL 33131 #3810 Mailing Address _____
Property Address 629 Springbank Terrace Birmingham, AL 35242 Date of Sale April 15, 2014
Total Purchase Price \$790,000.00
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.

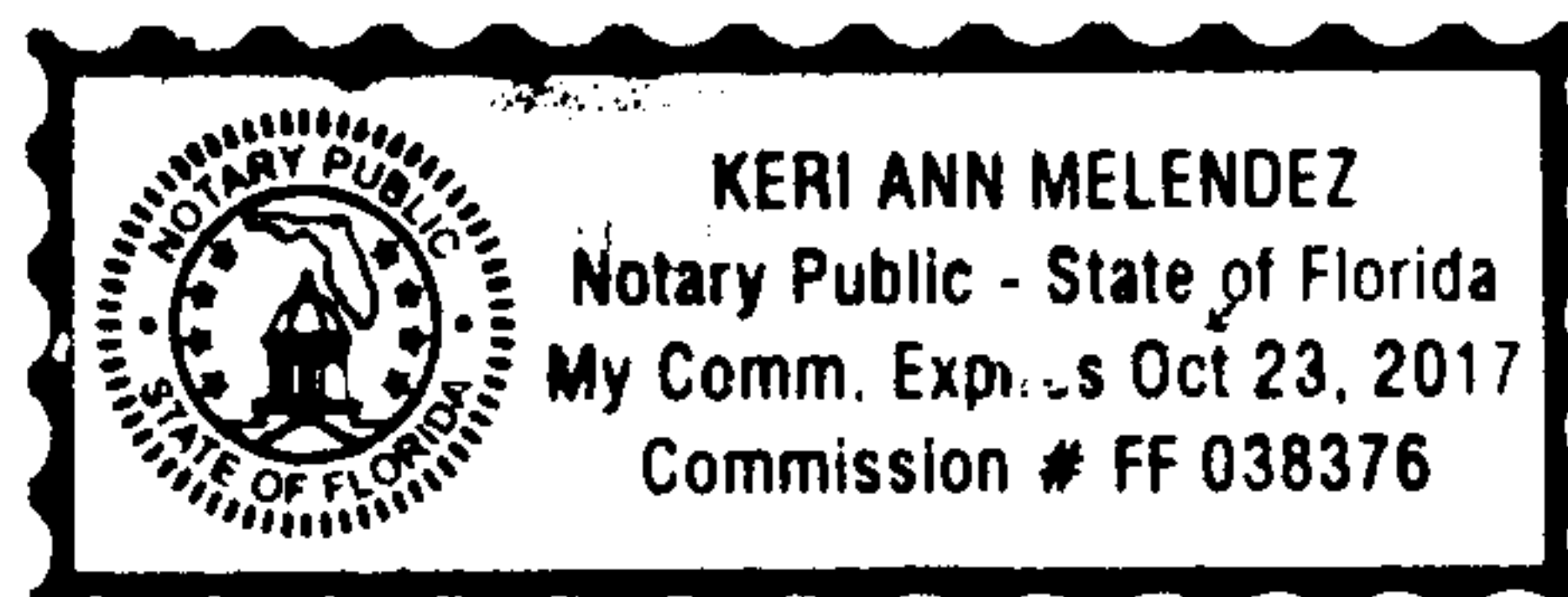
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 4/29/14 Print Martha T. Gonzalez
Unattested Keri Ann Melendez Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one
FOR M.T.G.



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