

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Mendiola
310 Grove Hill Ln
Alabaster, AL 35007

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Eighty-Five Thousand and NO/100 Dollars (\$185,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Billy R. Byrd and Leslie A. Byrd, husband and wife

(herein referred to as Grantors), grant, bargain, sell and convey unto

Jeremy P. Mendiola and Shannon E. Mendiola

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

LOT 59, ACCORDING TO THE SURVEY OF PARK FOREST, SECTOR 7, PHSE 2, AS RECORDED IN MAP BOOK 19 PAGE 169, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

\$191,105.00 of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

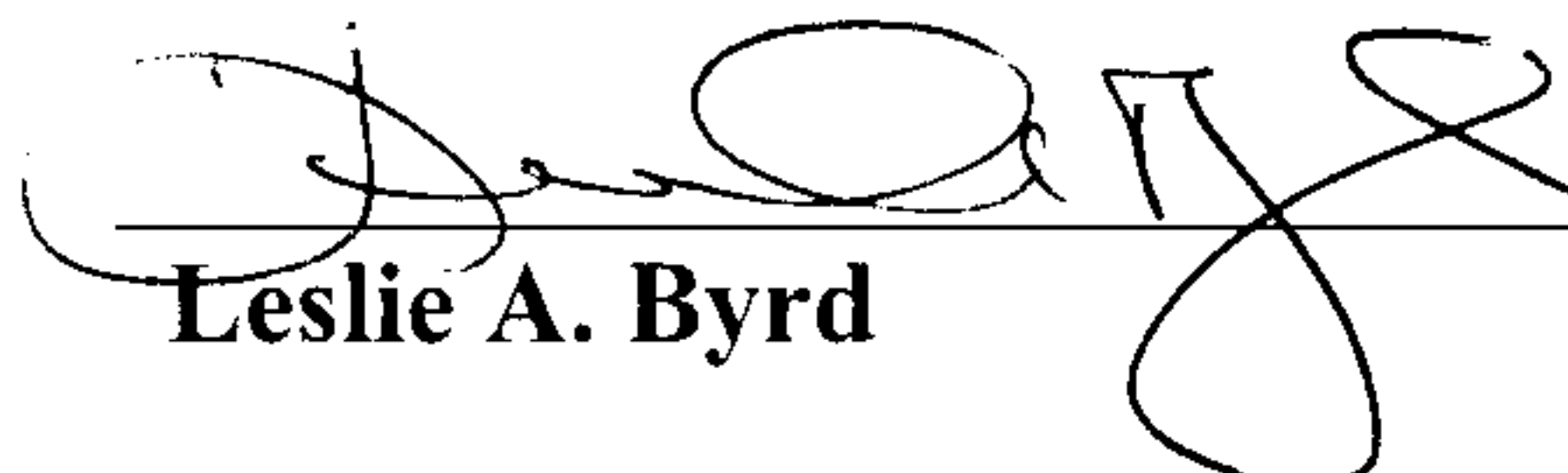
And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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.



20141001000306920 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/01/2014 09:22:48 AM FILED/CERT

IN WITNESS WHEREOF, the said **GRANTORS** have hereunto set their hands and seals on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 2nd day of September, 2014.

 (SEAL)
Billy R. Byrd

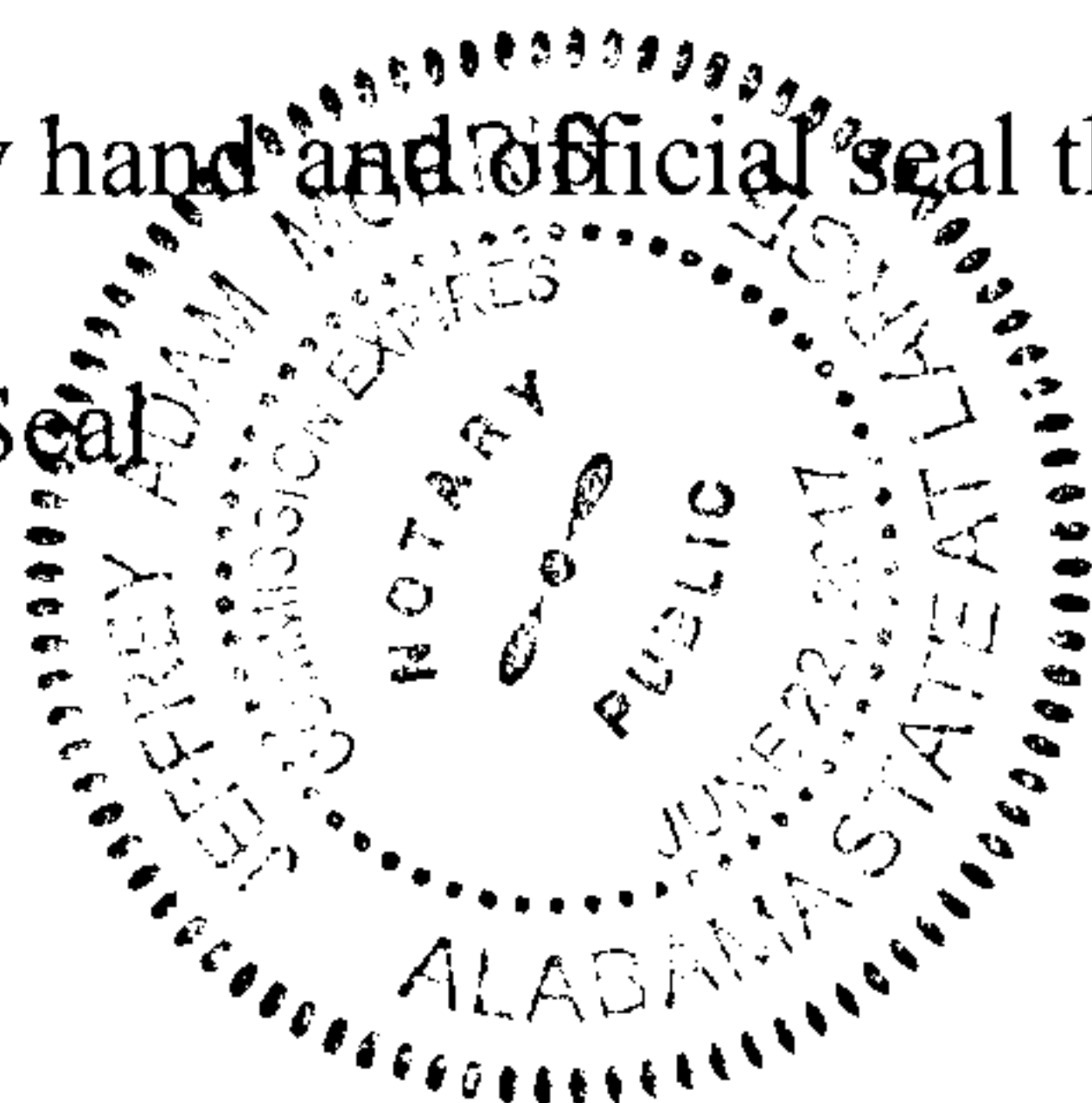
 (SEAL)
Leslie A. Byrd


STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Billy R. Byrd**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2014.

Notary Seal



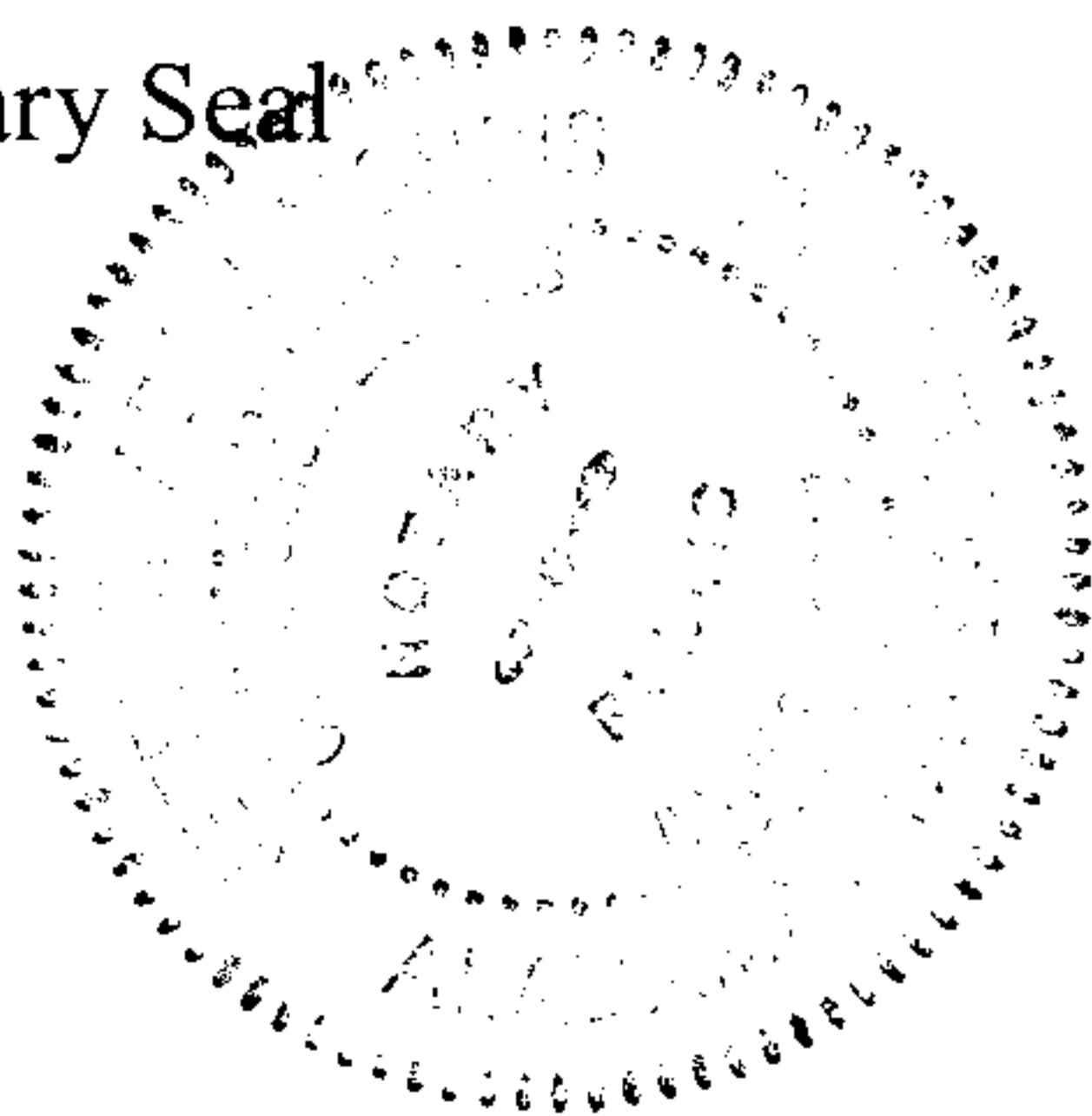

Notary Public:
My commission expires:

STATE OF AL
COUNTY OF Jefferson


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Leslie A. Byrd**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2014.

Notary Seal




Notary Public:
My commission expires:


20141001000306920 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/01/2014 09:22:48 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Leslie & Bill Byrd
Mailing Address 3736 Blue Hill Rd
Hanover, PA 17331

Grantee's Name Mendiola
Mailing Address 310 Grove Hill Ln
Alabaster, AL 35007

Property Address 310 Grove Hill Ln
Alabaster, AL 35007

Date of Sale 9/2/14
Total Purchase Price \$ 185,000



20141001000306920 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/01/2014 09:22:48 AM FILED/CERT

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 _____

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 9/2/14

Print Leslie A. Byrd / Bill R. Byrd

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

Unattested

(verified by)

Print Form

Form RT-1