20150319000086010 03/19/2015 10:32:16 AM DEEDS 1/2

This instrument prepared by: Christa C. Ketchum Law Office of Christa C. Ketchum, LLC 1220 Alford Avenue

Birmingham, AL 35226

SEND TAX NOTICE TO: Armando N. Silva Villafranca 166 Village Lane Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars (\$175,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Tanya Tutak and Unal Tutak, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Armando N. Silva Villafranca and Yadira Robles Garcia (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 23, according to the Final Plat High Ridge Village Phase 6, as recorded in Map Book 30, Page 114, in the Probate Office of Shelby County, Alabama.

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

One Hundred Seventy-One Thousand Eight Hundred Thirty And No/100 Dollars (\$171,830.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 10, 2015.

Tanya Tutak

Tanya Tutak

Unal Tutak

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Tanya Tutak and Unal Tutak, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 10th day of March, 2015.

Notary Public

CHRISTA CROW KETCHUM Notary Public - State of Alabama My Commission Expires August 26, 2017

FILE NO.: TS-1500300

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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Grantor's Name	Tanya Tutak	Grantee's Name Arman	ido N. Silva Villafranca
Mailing Address	166 Village Lane Pelham, AL 35124	Mailing Address	· · · · · · · · · · · · · · · · · · ·
Property Address	166 Village Lane Pelham, AL 35124	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	March 10, 2015 \$175,000.00 \$
(check one) (Rec	e or actual value claimed on this for ordation of documentary evidence is n		llowing documentary evidence:
Bill of Sale		Appraisal	
Sales Contrac	ct	Other:	
X Closing State	ment		
•			

Instructions

If the conveyance document presented for recordation contains all of the required information referenced above,

Grantor's name and mailing address - Tanya Tutak, 166 Village Lane, Pelham, AL 35124.

Grantee's name and mailing address - Armando N. Silva Villafranca, , .

Property address - 166 Village Lane, Pelham, AL 35124

Date of Sale - March 10, 2015.

the filing of this form is not required.

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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: March 10, 2015

Agen

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/19/2015 10:32:16 AM
\$20.50 CHERRY

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