

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

AFFIDAVIT

Before me, a Notary Public, in Jefferson County, Alabama, **Ellis D. Bingham**,
was personally presented after having duly sworn the following statement:


That an original deed was prepared for the property located at Lot 29, Deer Springs Estates, 1st Addition, Pelham, Alabama 35124 on the 4th day of January, 2008.

Said deed was mailed to Shelby County, Alabama Probate Court that same day. However, the original deed never arrived at the Probate Court in Shelby County.

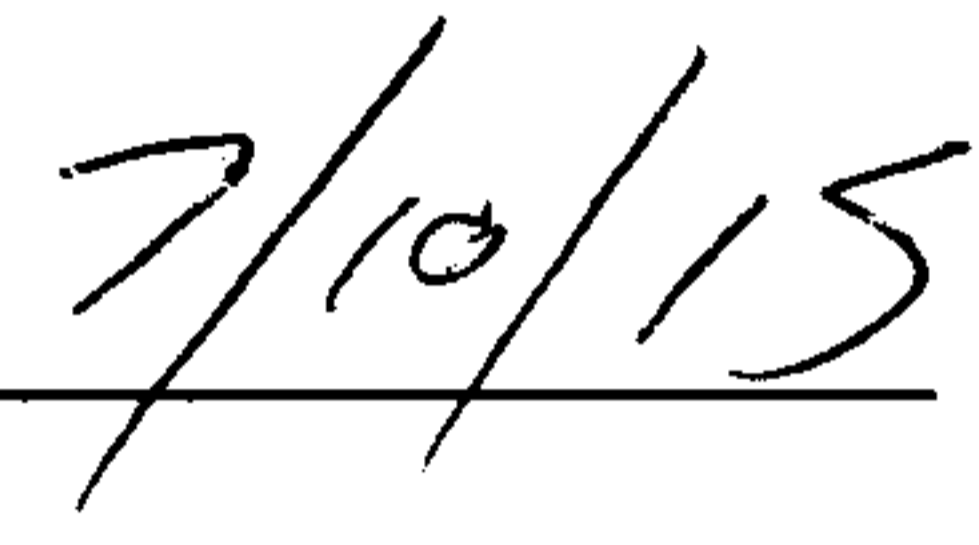
Attached is a copy of the original deed that was mailed.

I certify that the attached is a true and correct copy of the original deed.

Executed and sworn to this the 7th day of July, 2015.



Ellis D. Bingham

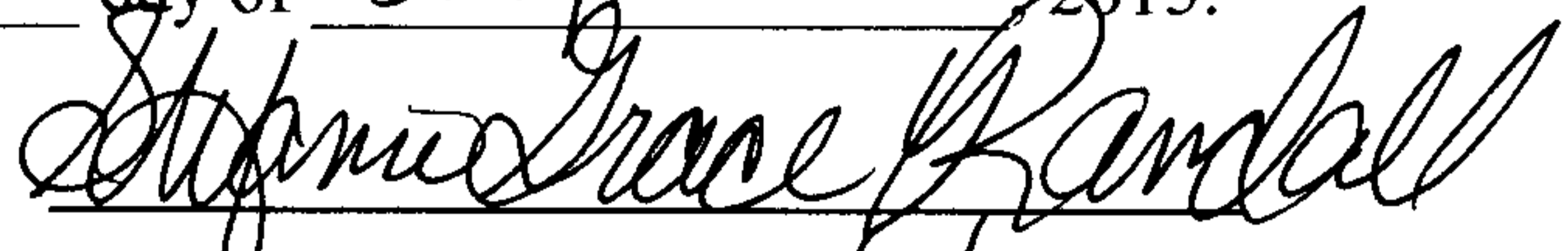


Date

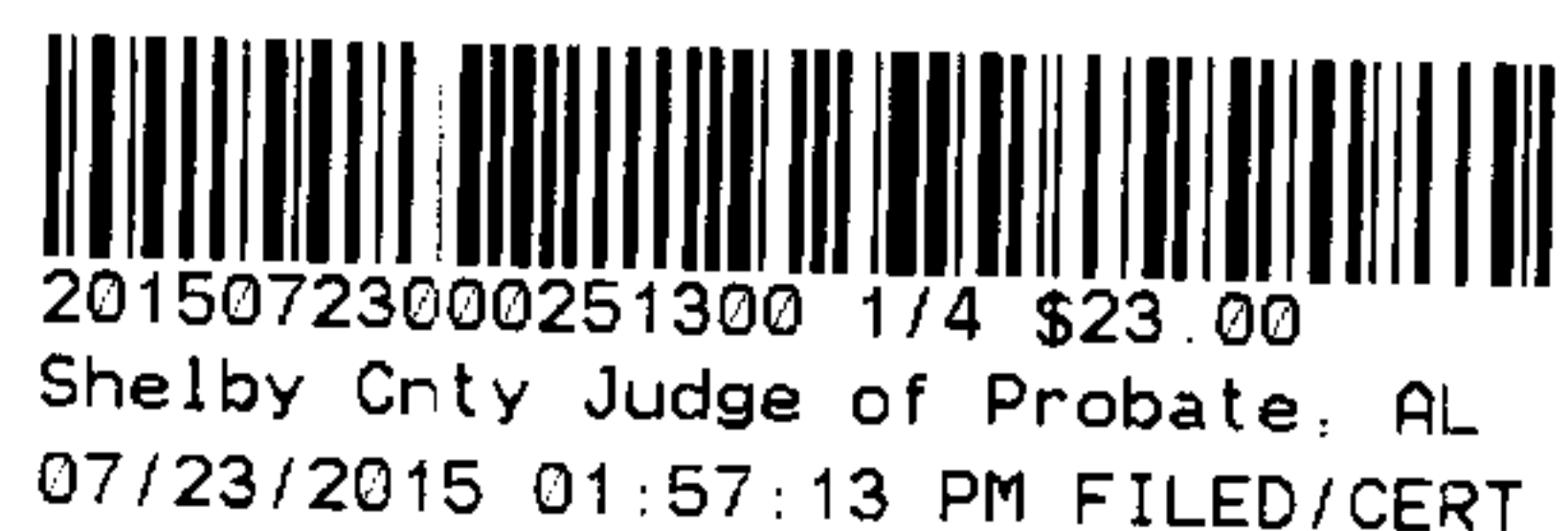
STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County hereby certify that **Ellis D. Bingham**, whose name is signed to the above and foregoing Affidavit and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Affidavit, he executed the same voluntarily on the day the same bears date.

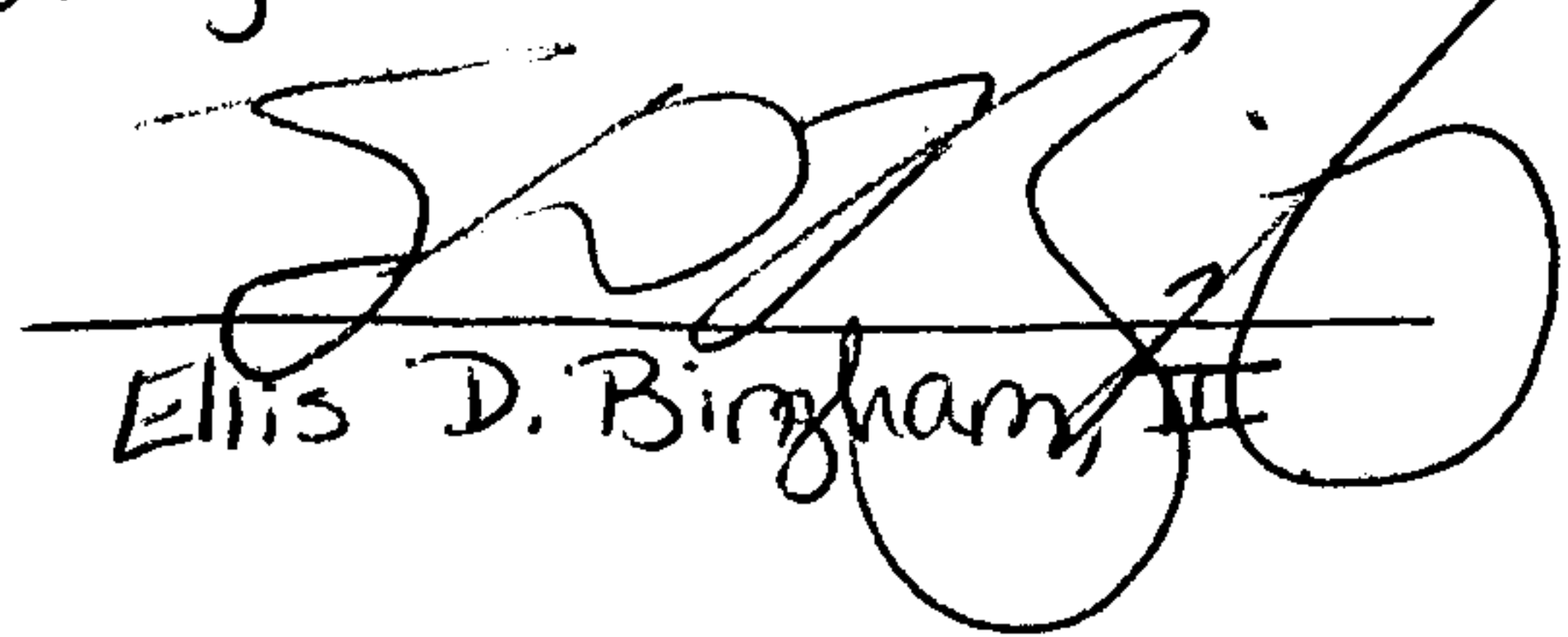
Given under my hand this the 10th day of July, 2015.



NOTARY PUBLIC 3/18/17



This is to certify that this is a true and exact copy of the original that was lost in the mail.


Ellis D. Bingham, III

SEND TAX NOTICE TO:
Salvador Torres
Lot 29, Deer Springs Estates, 1st Addition
Pelham, Alabama 35124

This instrument was prepared by:
Ellis D. Bingham, III
Attorney at Law
218 16th Street North
Bessemer, Alabama 35020

WARRANTY DEED


STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars, (\$10.00), and other valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Gary Reed and Patricia Reed**, husband and wife, (herein referred to as Grantors), grant bargain, sell and convey unto **Salvador Torres**, a single man, (hereinafter referred to as Grantee), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 29, Deer Springs Estates, 1st Addition as recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Taxes for the year 2008. 2208 ad valorem taxes are a lien but not and payable until October 1, 2008 and subsequent years.
2. Colonial Pipeline Easement across the North side of said lot as shown on recorded map.
3. Transmission lien permit to Alabama Power Company as recorded in Deed Book 127, Page 399.
4. 35-foot building set back lien from Deer Springs Road as shown on recorded map.
5. Subject to all easements, reservations, restrictions, and rights-of-way de jure and de facto.
6. There is a purchase money mortgage from Patricia Reed to 21st Mortgage Corporation in the current payoff amount of \$8,058.84 for a mobile home trailer situated on the premises



20150723000251300 2/4 \$23.00
Shelby Cnty Judge of Probate, AL
07/23/2015 01:57:13 PM FILED/CERT


Deed References: 2000-05651; 1998-09110; Book 180, Page 301

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this 4th day of January, 2008.



GARY REED


PATRICIA REED

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Reed and Patricia Reed, husband and wife, whose names are signed to the above and foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2008.




NOTARY PUBLIC

(S E A L)

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 22, 2011
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~


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Shelby Cnty Judge of Probate, AL
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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: Gary Reed AND Patricia Reed
Mailing Address: 900 Rycroft Rd. Pelham, AL 35124

Grantee's name: Salvador Torres
Mailing Address: 1231 Hwy 33 Pelham, AL 35124

Property Address: 1618 Deer Spring Road Pelham, AL 35124

Date of Sale: 1/4/2008
Total Purchase Price: \$ 30,000.00
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
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 in 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 7-22-2015

Print SALVADOR TORRES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Shelby Cnty Judge of Probate, AL
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