

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

20151113000394070
11/13/2015 12:40:46 PM
DEEDS 1/3

PREPARED BY:
LYNN BYRD, ATTORNEY AT LAW
29 PINEVILLE ROAD
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:
LISETTE HERNANDEZ AND
RODRIGO CISNEROS
166 IVY BROOK TRL
PELHAM, AL 35124

WARRANTY DEED

For good consideration, I (we) **GABRIEL HERNANDEZ AND MARIA HERNANDEZ, HUSBAND AND WIFE** whose mailing address is 166 IVY BROOK TRL, PELHAM, AL 35124, hereby bargain, deed and convey to **LISETTE HERNANDEZ AND RODRIGO CISNEROS, WIFE AND HUSBAND** whose mailing address is 166 IVY BROOK TRL, PELHAM, AL 35124, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 119, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE THREE, AS RECORDED IN MAP BOOK 28, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13-6-23-2-005-019.000

Property Address: 166 IVY BROOK TRL, PELHAM, AL 35124

The Assessed Market Value is: \$177,200.00

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said

GRANTEES, his, her or their heirs and assigns, that 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

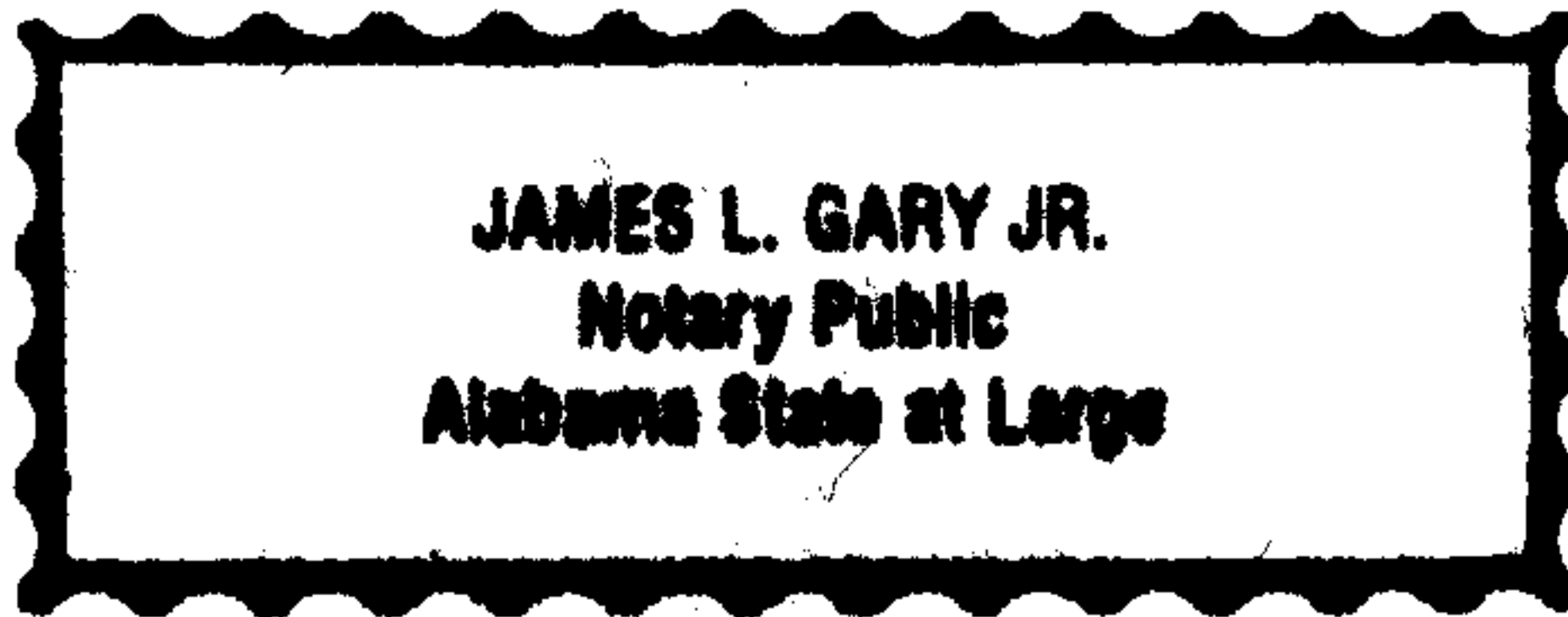
WITNESS the hands and seal of said Grantor(s) this 10TH day of NOV, 2015.

Gabriel Hernandez
GABRIEL HERNANDEZ

Maria Hernandez
MARIA HERNANDEZ

STATE OF ALABAMA
COUNTY OF SHELBY SS. }

I, JAMES GARY, a Notary Public, hereby certify that **GABRIEL HERNANDEZ AND MARIA HERNANDEZ** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 10TH day of NOV, 2015.



[Signature]
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name GABRIEL HERNANDEZ
Mailing Address MARIA HERNANDEZ
166 IVY BROOK
PELHAM, AL 35124

Grantee's Name LISETTE HERNANDEZ
Mailing Address RODRIGO CISNEROS
166 IVY BROOK
PELHAM, AL 35124

Property Address 166 IVY BROOK
PELHAM, AL 35124

Date of Sale 11/10/2015

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 177,200.00

20151113000394070
11/13/2015 12:40:46
PM DEEDS 3/3

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 11/12/2015



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/13/2015 12:40:46 PM
\$197.50 CHERRY
20151113000394070

Print Carroll Owen

Sign Carroll Owen / STEWART TITLE
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)