


This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080

  
20170501000148910 1/3 \$261.00  
Shelby Cnty Judge of Probate, AL  
05/01/2017 12:53:14 PM FILED/CERT

Send Tax Notice to:  
Nestor Maldonado  
302 Panther Trail  
Pelham, AL 35124

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FORTY THOUSAND (\$240,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Mark A. Sanders** and **Dawn J. Sanders**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nestor Maldonado**, an unmarried man (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 29, according to the survey of Panther Ridge, as recorded in Map Book 31, Page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

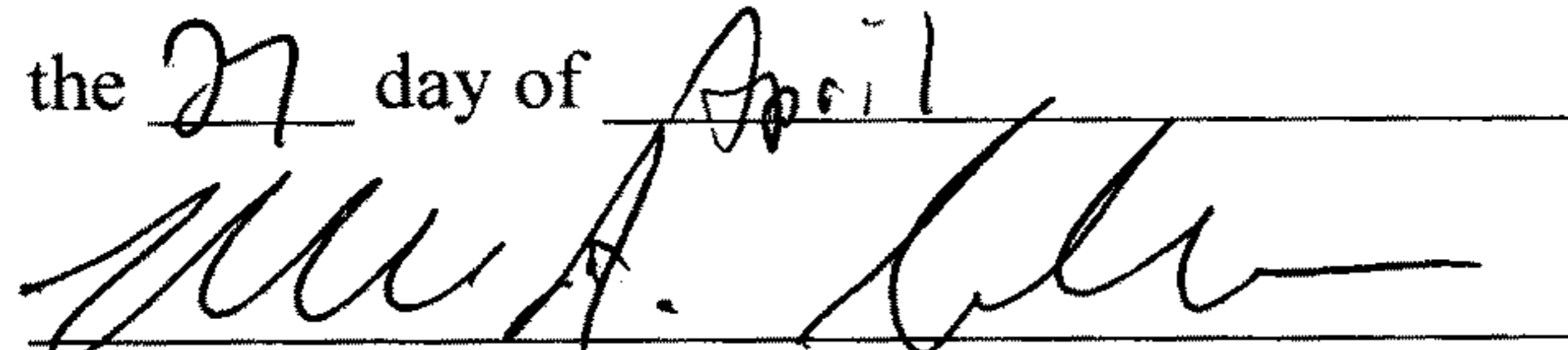
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

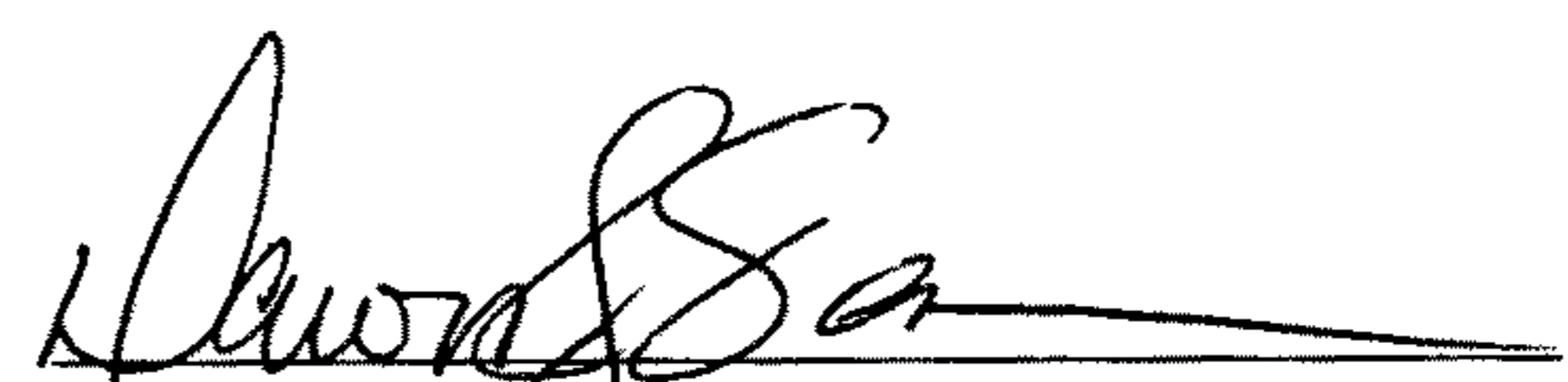
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 05/01/2017  
State of Alabama  
Deed Tax: \$240.00

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 27 day of April, 2017.

  
Mark A. Sanders

  
Dawn J. Sanders

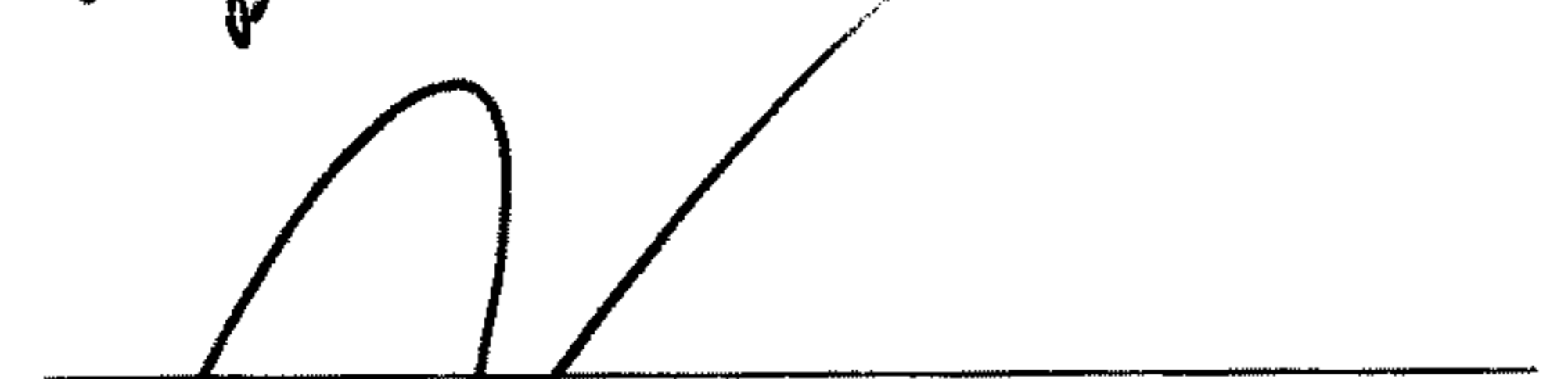
STATE OF ALABAMA  
SHELBY COUNTY

}


SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mark A. Sanders** and **Dawn J. Sanders**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of April, 2017.

  
Notary Public  
My Commission Expires: 1/18/21

**JUSTIN SMITHERMAN**  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 18, 2021

  
20170501000148910 2/3 \$261.00  
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 Mark A. Sanders Dawn J. Sanders
Mailing Address 302 Panther Trail
Pelham, AL 35124

Grantee's Name Nestor Maldonado
Mailing Address 302 Panther Trail
Pelham, AL 35124

Property Address 302 Panther Trail
Pelham, AL 35124

Date of Sale 04/27/2017
Total Purchase Price \$240,000.00



Shelby Cnty Judge of Probate, AL
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Actual Value \$
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 04/27/2017

Print Justin Spitherman

Unattested (verified by)

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