

This instrument was prepared by:
Gilbert M. Sullivan, Jr.
Gilbert M. Sullivan, Jr. PC
2100-C Rocky Ridge Road
Birmingham, Alabama 35216
(205) 979-6260

SEND TAX NOTICE TO:
Jeannette Fernandes
34 Maylene Drive
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$10.00 (Ten Dollars and no/100 dollars)** and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JACQUELINE COLON, a unmarried woman**, (herein referred to as "Grantor"), grant, bargain, sell and convey unto the **JEANNETTE FERNANDES** (herein referred to as "Grantee") all of her rights, title and interest to the other, the following described real estate, situated in SHELBY County, Alabama, to-wit:

The East one-half of Lot 10, according to R.E. Whaley's Subdivision, of the Town of Maylene, Alabama, as recorded in Map Book 3, Page 75 in the Probate Office of Shelby County, Alabama

Subject to:

1. Taxes for 2016 and subsequent years, not yet due and payable
2. Easements, covenants, agreements, restrictions, encumbrances, rights-of-way and any reservations of mineral rights of record, and any other matters of record in the Probate Office of Shelby County, Alabama

Parcel ID No. 23-5-16-0-001-048.000

This property is not the homestead of the Grantor.

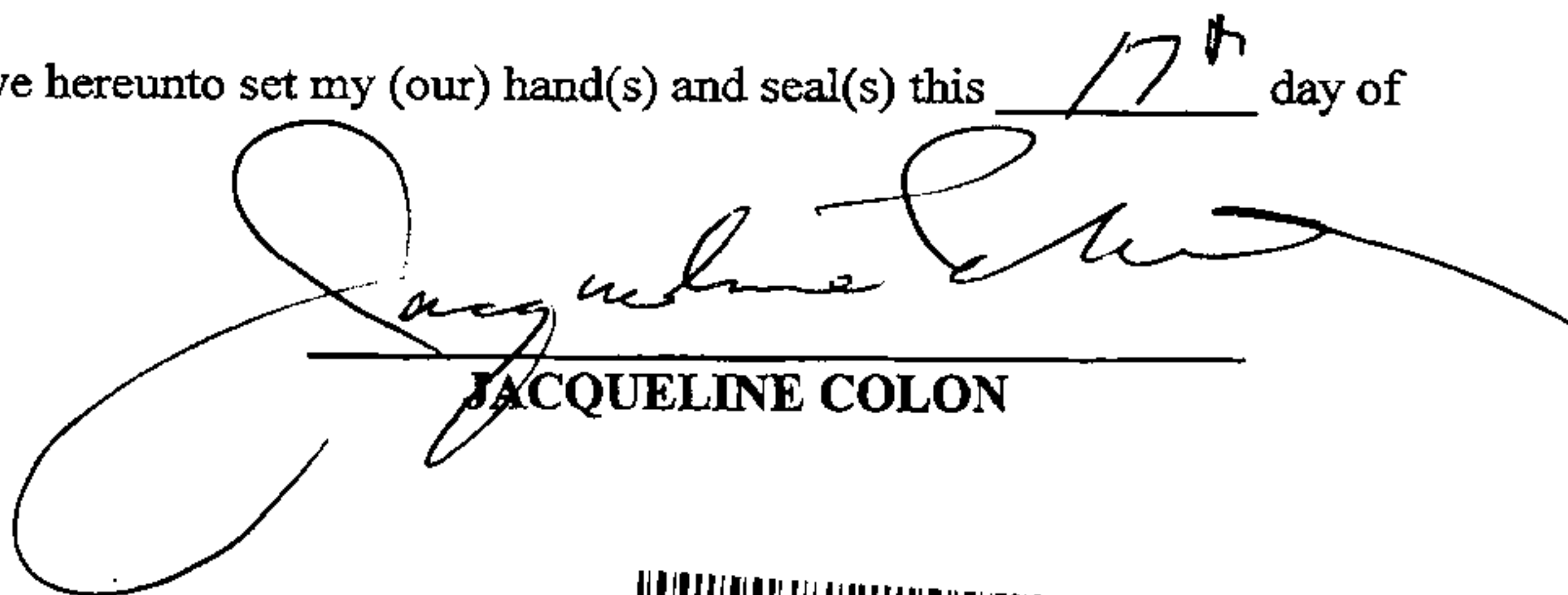
THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of January, 2017.

(SEAL)



JACQUELINE COLON

Shelby County, AL 08/08/2017
State of Alabama
Deed Tax: \$56.50


20170808000285840 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
08/08/2017 09:28:08 AM FILED/CERT

STATE OF NEW YORK
COUNTY OF NASSAU

General Acknowledgment

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

Given under our hands and official seals this 17th day of January, 2017.

(SEAL)

Judith E. Kagan
Notary Public

My commission expires on _____

JUDITH E. KAGAN
Notary Public, State of New York
Qualified in Nassau County
No. 01KA8222987
My Comm. Expires 06-01-2018



20170808000285840 2/3 \$77.50
Shelby Cnty Judge of Probate, AL
08/08/2017 09:28:08 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 JACQUELINE COLON
Mailing Address 1912 PARK AVENUE
E. MEADOW, NY 11554

Grantee's Name JEANNETTE FERNANDES
Mailing Address 34 MAYLENE DRIVE
MAYLENE, AL 35114

Property Address 34 MAYLENE DRIVE
MAYLENE, AL 35114

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 56,110

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

TAX ASSESSOR'S VALUE

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 1/17/17 X

Print JACQUELINE COLON

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

