



20180219000052790 1/4 \$151.00  
Shelby Cnty Judge of Probate, AL  
02/19/2018 10:48:07 AM FILED/CERT

**COMPANY WARRANTY DEED**

✓  
THE STATE OF ALABAMA, }  
SHELBY COUNTY.

Two Hundred Two Thousand

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of and NO/100\$202,000 DOLLARS and other valuable considerations to the undersigned GRANTOR, Stone Financing, LLC, a Delaware Limited Liability Company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Agustin Jacuinde Guzman and Elizabeth Arroyo Tena, as join tenants with rights of survivorship (herein referred to as GRANTEE(S)) their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) their heirs and assigns FOREVER, for and 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 such survivor, forever.

And GRANTOR does covenant with the said GRANTEE(S) their heirs and assigns, that it is lawfully seized in the simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE(S) their heirs and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE(S) their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

\$75,000.00 of the consideration was paid from the proceeds of a mortgage loan.

Shelby County, AL 02/19/2018  
State of Alabama  
Deed Tax: \$127.00

IN WITNESS WHEREOF, Stone Financing, LLC, a Delaware Limited Liability Company, has caused this instrument to be executed by Gail Veliz its duly authorized signer/agent and attested by Monica Lawrence its duly authorized signer/agent this 31st day of January 2018.

ATTEST:

Stone Financing, LLC

x BY: Monica Lawrence  
Monica Lawrence  
Authorized Signer

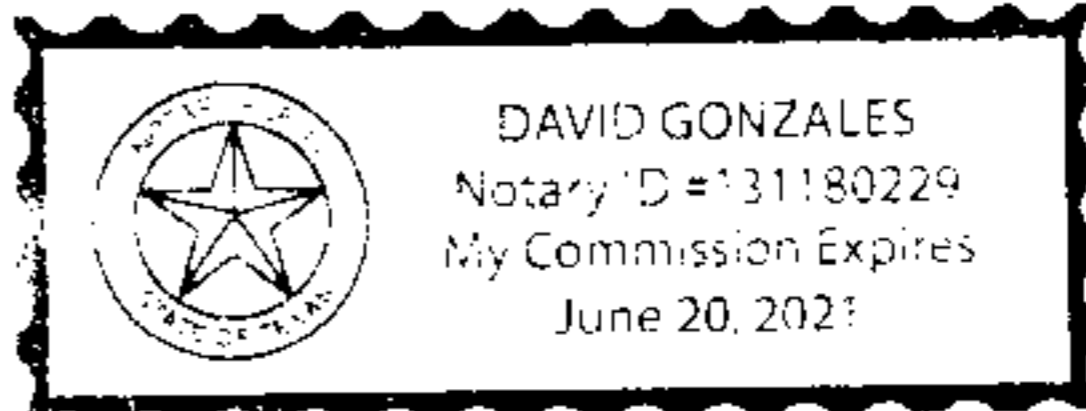
x BY: Gail Veliz  
Gail Veliz  
Authorized Signer

✓ THE STATE OF <sup>TEXAS</sup> ALABAMA, }  
BEYAR COUNTY. }

I, the undersigned, David Gonzales, a Notary Public, in and for said State of TEXAS, hereby certify that Gail Veliz, and Monica Lawrence, Authorized Agents of Stone Financing, LLC, a Delaware Limited Liability Company, 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 conveyance, they, as such authorized agents and with full authority, executed the same voluntarily for and as the act of said company.

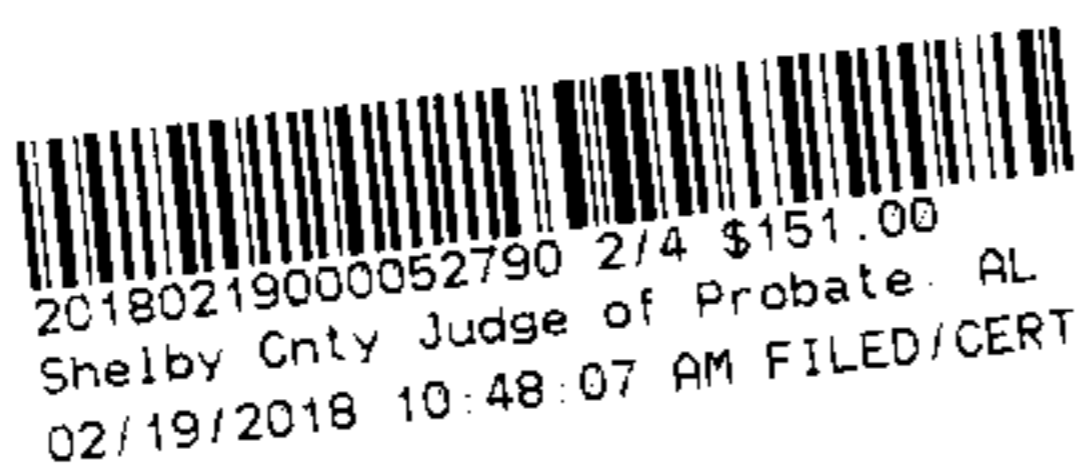
Given under my hand and official seal this the 31 day of January, 2018.

✓ David Gonzales  
Notary Public David Gonzales




FOR RECORDING ONLY

MR-BRI-8319734  
This instrument was prepared by:  
Joan M. Brady  
449 Taft Avenue  
Glen Ellyn, IL 60137



LEGAL DESCRIPTION

Lot 142, according to the Survey of Kensington Place, Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

  
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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	Stone Financing, LLC	Grantee's Name	Agustin Jacuinde Guzman and Elizabeth Arroyo Tena
Mailing Address	16260 North 71st Street Scottsdale, AZ 85254	Mailing Address	1344 Kensington Blvd Calera, AL 35040
Property Address	1344 Kensington Blvd Calera, AL 35040	Date of Sale	<u>February 12, 2018</u>
		Total Purchase Price	<u>\$ 202,000.00</u>
		or	
		Actual Value	<u>\$ _____</u>
		or	
		Assessor's Market Value	<u>\$ _____</u>

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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                           |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – Tax assessor's market value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed                                |

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 \_\_\_\_\_

Print Clayton T. Sweeney, Attorney

\_\_\_\_\_  
Unattested  
(verified by)

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

  
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