

This Instrument was Prepared by:

Send Tax Notice To: Antonio Flores  
Deborah D. Flores

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-18-24438

347 Brooks Rd  
Sylkunga - AL 35150

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, the amount of **which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Thomas Edwin Herron, a married man and Alvin Herron, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Antonio Flores and Deborah D. Flores**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein or their spouses.**

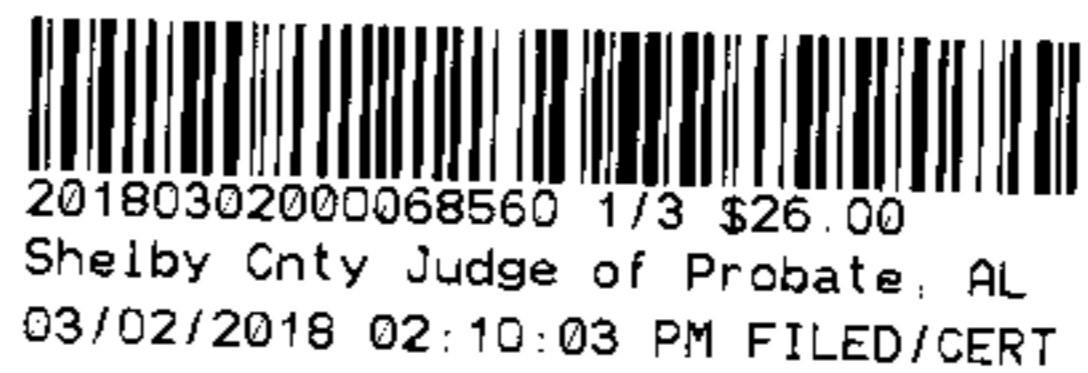
\$45,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees 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, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of March, 2018.

Thomas Edwin Herron                      Alvin Herron  
Thomas Edwin Herron                      Alvin Herron



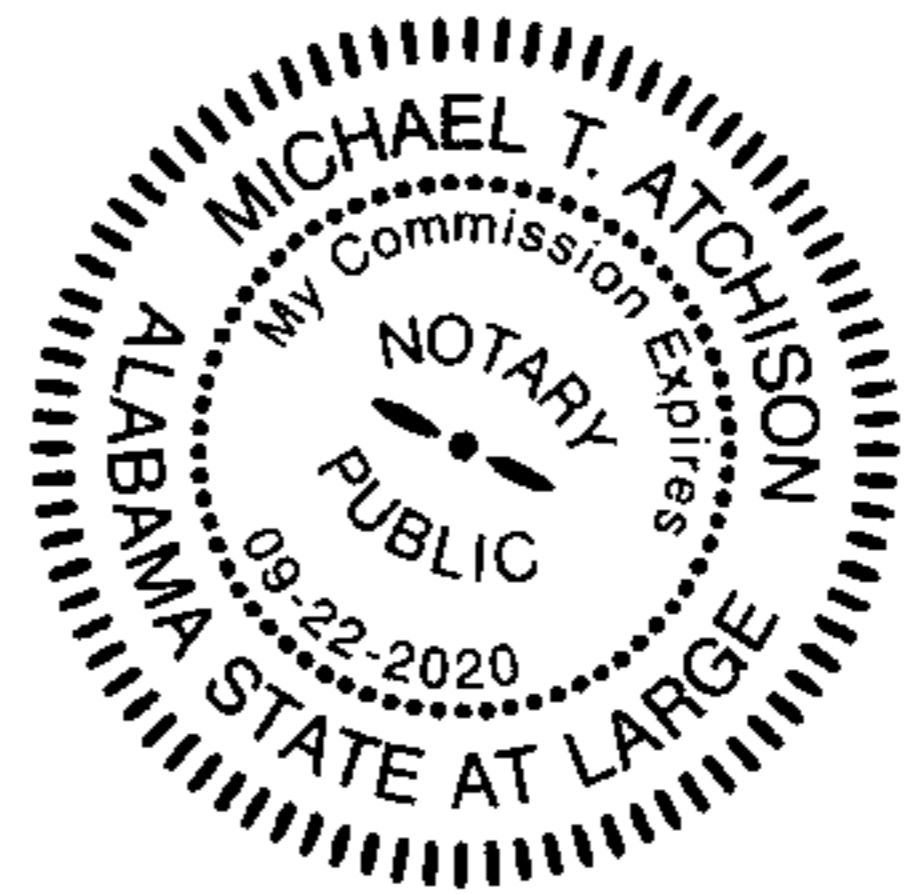
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Thomas Edwin Herron and Alvin Herron, 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 and official seal this the 1st day of March, 2018.

Mike T. Atchison  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



Shelby County, AL 03/02/2018  
State of Alabama  
Deed Tax: \$5.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of the NE 1/4 of NW 1/4 of Section 27, Township 19 South, Range 1 East, described as follows:  
Begin at a point on the South right of way line of Florida Short Route Highway No. 280 (Old Highway 280) where the same intersects the Westerly bank of Muddy Prong Creek and run thence Westerly along the South right of way of said highway 662 feet, more or less, to Northeast corner of Leslie Strother lot; thence run South along east line of said Strother lot and an extension thereof 420 feet; thence run East 280 feet, more or less, to West bank of Muddy Prong Creek; thence run in a Northerly direction along the meanderings of said creek to point of beginning.



20180302000068560 2/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
03/02/2018 02:10:03 PM 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 <u>Thomas Edwin Herron</u> <u>Alvin Herron</u> <hr/> Mailing Address <u>5075 Oak Creek Dr</u> <u>Wilmette, AL 36587</u> <hr/> Property Address <u>3901 Westover Rd.</u> <u>Harpersville, AL 35078</u>	Grantee's Name <u>Antonio Flores</u> <u>Deborah D. Flores</u> <hr/> Mailing Address <u>347 Brooks Rd</u> <u>Sylacauga, AL 35152</u> <hr/> Date of Sale <u>March 05, 2018</u> Total Purchase Price <u>\$50,000.00</u> or Actual Value _____ or Assessor's Market Value _____
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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 checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> Other
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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 of 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 March, 2018

Print Thomas Edwin Herron

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

Sign *Thomas Edwin Herron*  
 \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

  
 20180302000068560 3/3 \$26.00  
 Shelby Cnty Judge of Probate, AL  
 03/02/2018 02:10:03 PM FILED/CERT